



# BRADLEY THEATRE

110 MAIN ST, BRADLEY BEACH, NJ

**\$1,999,999**



## STRATEGIC ANGLE

- Re-tenant as experiential F&B/Entertainment (Cinema-bar, Brewery Taproom, Supper Club, Live Arts)
- Add 2nd/3rd-floor Residential (subject to code/compliance) to diversify revenue
- Capitalize on Main St visibility + beach tourism cycle; Program year-round activation

## HIGHLIGHTS

- Approx. 7,500+ SF interior; 55' of Route 71 (Main St) frontage
- Available with separately priced 33' Plenary Retail Consumption License (one of only 5 in town) GB zoning enables Retail, Restaurant, Cinema, Office, Mixed; Residential permitted on 2nd/3rd floors per code Gutted & structurally upgraded in 2019/2020: new roof, 400-amp electric, HVAC, structural reinforcement Prior plan approvals for a triplex Cinema with Bar/Lounge (approx. 315-seat capacity) Walkable to NJ Transit rail/bus; minutes to beachfront; strong seasonal + local foot traffic
- Option to purchase a Class "33" Plenary Retail Consumption Liquor License

## DEVELOPMENT & ZONING

- GB district schedule references max height up to three (3) stories; verify feet with Borough.
- Upper-floor residential mixed-use optionality may enhance NOI and exit value.
- Liquor license (sold separately) creates high-and-best-use paths (cinema/bar, restaurant, brewery, music/comedy venue).

CONTACT US FOR MORE INFO:



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