

MIXED-USE PROPERTY AND LIQUOR LICENSE FOR SALE

212 GATEWAY BOULEVARD, WESTVILLE, NJ 08093

INCOME-PRODUCING BUILDING WITH APARTMENTS AND TAVERN

APARTMENTS
FULLY LEASED



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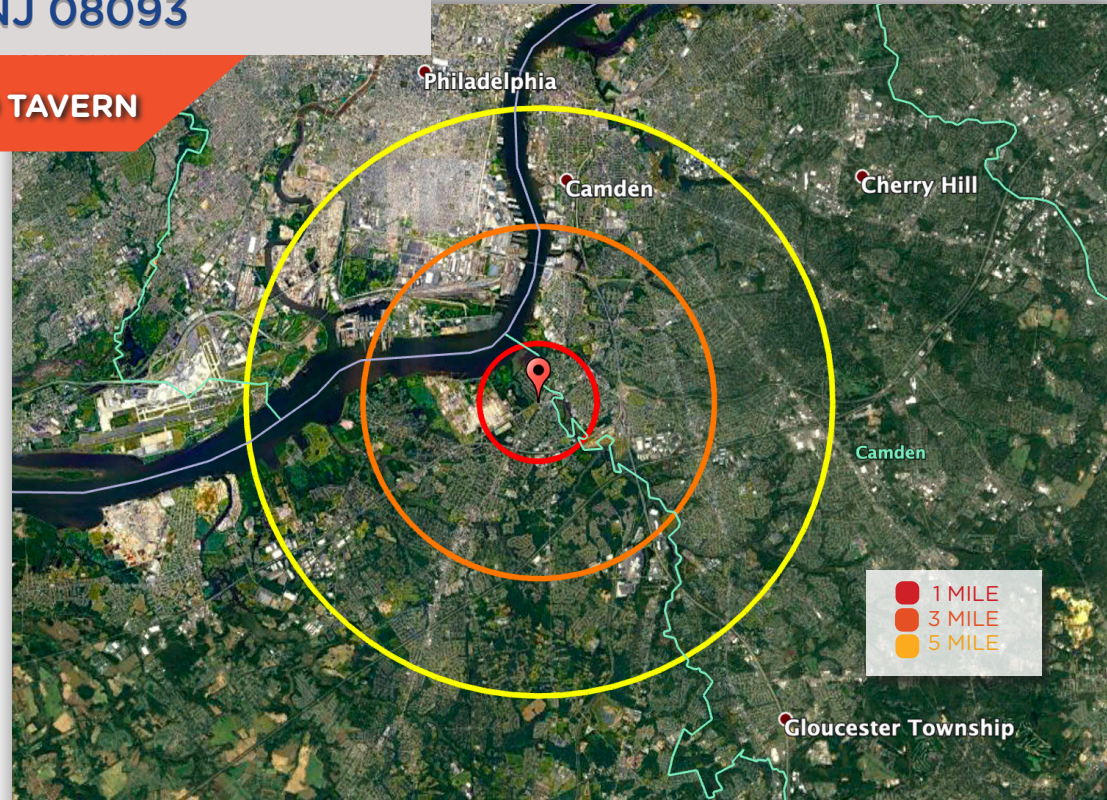
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Offering Summary

Size Available: Bar/Restaurant: +/- 3,000 SF
Apartments: (2) +/- 650 SF & (1) +/- 1,350 SF
Sale Price: \$375,000
Signage: Hanging sign
Occupancy: Immediate

Property/Area Highlights

- + Mixed-use property includes 3 recently refurbished apartments – all leased- and a former bar/restaurant
- + Sale includes a Westville consumption liquor license
- + Partially outfitted +/- 3,000 SF bar/restaurant. Significant existing infrastructure would provide the bones for a new restaurant
- + Passive apartment income would immediately offset operating expenses



2021 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION:	8,602	77,103	336,072
EST. HOUSEHOLDS:	3,482	30,113	133,268
AVG. HOUSEHOLD INCOME:	\$73,890	\$76,047	\$81,090

TRAFFIC COUNT: 23,328 VPD



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