

# RESTAURANT WITH PROPERTY 1.51 ACRES! FOR SALE

## GREAT RECREATION AREA!

Route 23N , Hamburg, NJ 07419



<b>SALE PRICE:</b>	\$1,295,000
<b>LOT SIZE:</b>	1.51 Acres
<b>BUILDING SIZE:</b>	7,000 SF
<b>RENOVATED:</b>	2014+
<b>CURRENT USE:</b>	Restaurant/Bar

### PROPERTY OVERVIEW

Prime location with high traffic exposure on Route 23, a stone's throw from 7 golf courses including: Ballyowen, Black Bear, Wild Turkey and Crystal Springs to name a few. A 7,000 square foot restaurant and bar, on two levels, including private room for catering special events all on 1.51 acres providing plenty of parking and expansion possibilities. Updated steel and concrete building has 100 seating capacity with handicapped elevator lift, newer baths on each level, updated plumbing/electric, 2 10-ton HVAC units, gorgeous wood bar, 2 chef's kitchens, 1 on each level... and so much more!

### PROPERTY FEATURES

- Among Prominent Golf Courses and Resorts
- 2017-18 Property Taxes: \$22,205
- Updated Plumbing, Electrical and Heating systems
- Large Paved Parking Lot/Handicap Accessible Elevator Lift
- Full Kitchens, Bars and Baths on both levels
- Liquor License Available For Sale

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## PROPERTY OVERVIEW

A unique opportunity to own and operate a prominent corner property ripe for commercial development! This location calls for a prominent ALE HOUSE, FOOD FRANCHISE or CONVENIENT STORE, among many other possibilities!

## LOCATION OVERVIEW

Prime Location with high traffic exposure on Route 23 North, a stone's throw from 7 golf courses including: Ballyowen - NJ's #1 Rated Golf Course, Wild Turkey, Great Gorge, and Crystal Springs to name a few. This area is growing with residential and commercial development. As the premier roadway to NY and PA, new shopping, recreation, and healthcare opportunities are newly developed and new single & multi-family residences continue to sell.

## 7 GOLF CLUBS AND GOLF COURSES WITHIN 5 MILES

- Ballyowen Golf Club ...2.0 miles
- Wild Turkey Golf Club ... 2.1 miles
- Crystal Springs Golf Club, Spa & Culinary Resort ... 2.4 miles
- Grand Cascades Lodge and Golf Club ... 2.4 miles
- Black Bear Golf Club ... 3.9 miles
- Great Gorge Golf & Country Club ... 4.1 miles
- Minerals Resort, Spa & Golf Club ... 4.9 miles

## POPULAR SKI, BOARDING, TUBING, BIKING & WATER PARK

- Mountain Creek Resort ... 5.1 miles

## PRESTIGIOUS RESORTS, SPA AND LODGING

- Crystal Springs Golf, Spa & Culinary Resort ... 2.4 miles
- Grand Cascades Lodge and Golf Club ... 2.4 miles
- Mineral Resort, Spa and Golf Club ... 4.9 miles
- Mountain Creek Resort ... 5.1 miles

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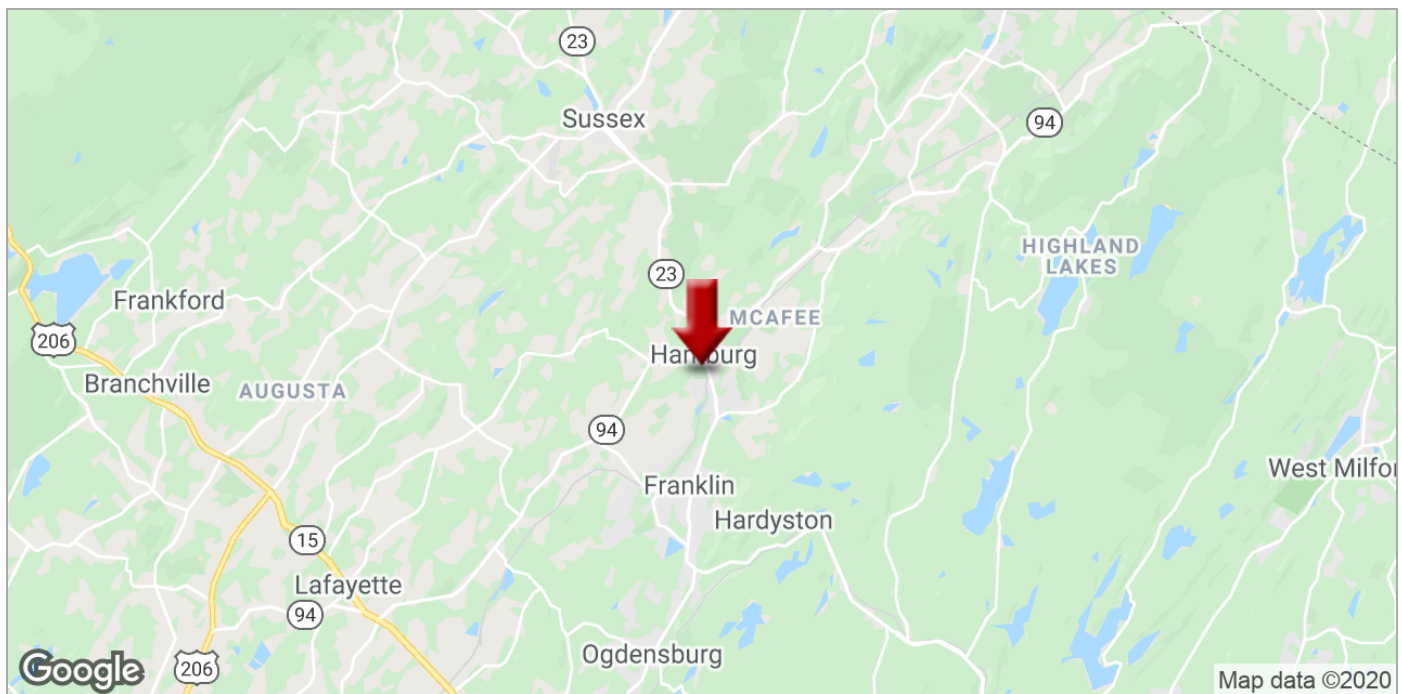
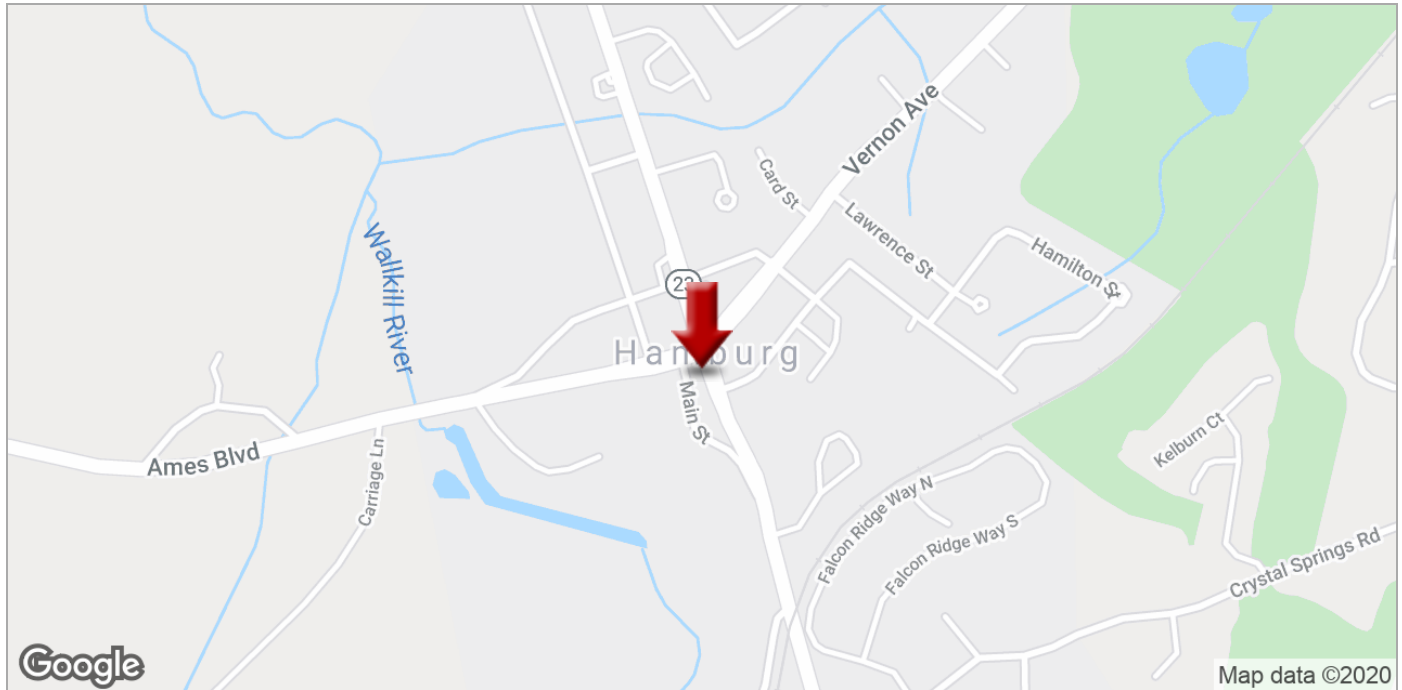
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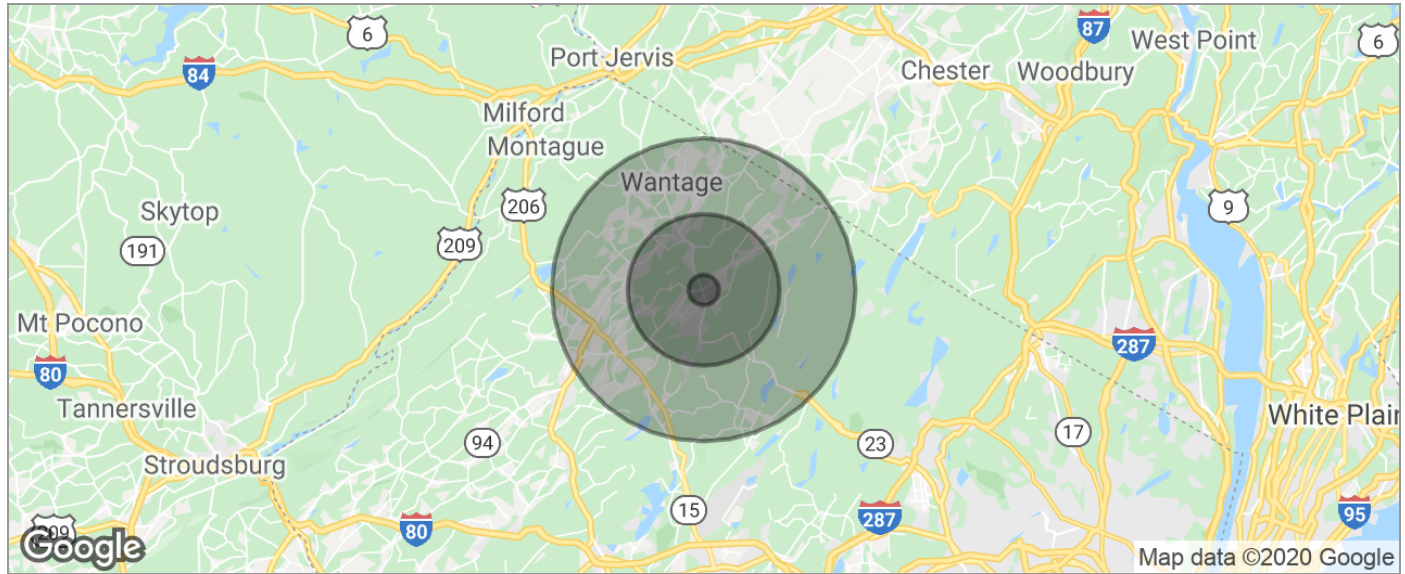
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	4,163	34,842	96,189
MEDIAN AGE	37.2	39.8	40.1
MEDIAN AGE (MALE)	37.2	38.8	39.0
MEDIAN AGE (FEMALE)	37.2	40.8	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,803	13,754	35,237
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	\$72,792	\$82,801	\$97,012
AVERAGE HOUSE VALUE	\$252,536	\$294,885	\$375,415
RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.9%	92.7%	93.9%
% BLACK	0.3%	1.5%	1.4%
% ASIAN	3.7%	2.5%	1.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.3%
% OTHER	1.6%	2.2%	1.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	6.6%	6.9%	6.7%

\* Demographic data derived from 2010 US Census

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