

# PROFITABLE RESTAURANT BUSINESS WITH LIQUOR LICENSE

SERVING PROMINENT AREA OF GLOUCESTER COUNTY

## Business Description

American style restaurant and bar for sale in Gloucester County. The sale includes furniture, fixtures, equipment, and Type 33 - Plenary Retail Consumption License (NJ). This is a completely turn-key operation. The restaurant is setup to handle up to 200 patrons with bar seating, interior seating, and exterior patio seating. The business has continually increased its gross sales since its grand opening in 2018 with its chic vibe, extensive bar menu, and scratch kitchen style menu.

About the area: Gloucester County continues its exponential growth driven by an increase in residential units/population and industrial growth. The area's median income is in excess of \$120,000 annually. The area is surrounded by residential houses and is in a highly trafficked neighborhood retail complex.

This is a wonderful opportunity to own a restaurant with liquor license in a high growth area.

## Investment Highlights

<b>Location:</b>	Gloucester County, NJ
<b>Established:</b>	2018
<b>Asking Price:</b>	\$1,500,000
<b>Building Size:</b>	+/- 4,500 SF
<b>Gross Revenue:</b>	+/- \$1,800,000
<b>FF&amp;E:</b>	Included
<b>Liquor License:</b>	Included Type 33
<b>Real Estate:</b>	Leased
<b>Rent:</b>	\$15,000 / month gross
<b>Seller Financing:</b>	No
<b>Employees:</b>	30
<b>Facilities:</b>	Turn-key restaurant with all furniture, fixtures, and equipment. Fully fit-out kitchen and bar. Outdoor patio with tent
<b>Growth &amp; Expansion:</b>	Continued growth every year since opening in 2018
<b>Support &amp; Training:</b>	2 weeks paid consultation
<b>Reason for Selling:</b>	Retirement



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