

## 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

**KW COMMERCIAL**  
123 Tice Blvd.  
Woodcliff Lake, NJ 07677

**GINA M. PALUMBO**  
Managing Director, Broker-Assoc NY-NJ  
O: 201.391.2500 X522  
C: 201.820.5050  
ginapalumbo@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# RESTAURANT WITH PROPERTY 1.51 ACRES! FOR SALE



Route 23N , Hamburg, NJ 07419



## 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

**KW COMMERCIAL**  
123 Tice Blvd.  
Woodcliff Lake, NJ 07677

**GINA M. PALUMBO**  
Managing Director, Broker-Assoc NY-NJ  
O: 201.391.2500 X522  
C: 201.820.5050  
ginapalumbo@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## RESTAURANT WITH PROPERTY 1.51 ACRES! FOR SALE



Route 23N , Hamburg, NJ 07419



**KW COMMERCIAL**  
123 Tice Blvd.  
Woodcliff Lake, NJ 07677

**GINA M. PALUMBO**  
Managing Director, Broker-Assoc NY-NJ  
O: 201.391.2500 X522  
C: 201.820.5050  
ginapalumbo@kw.com

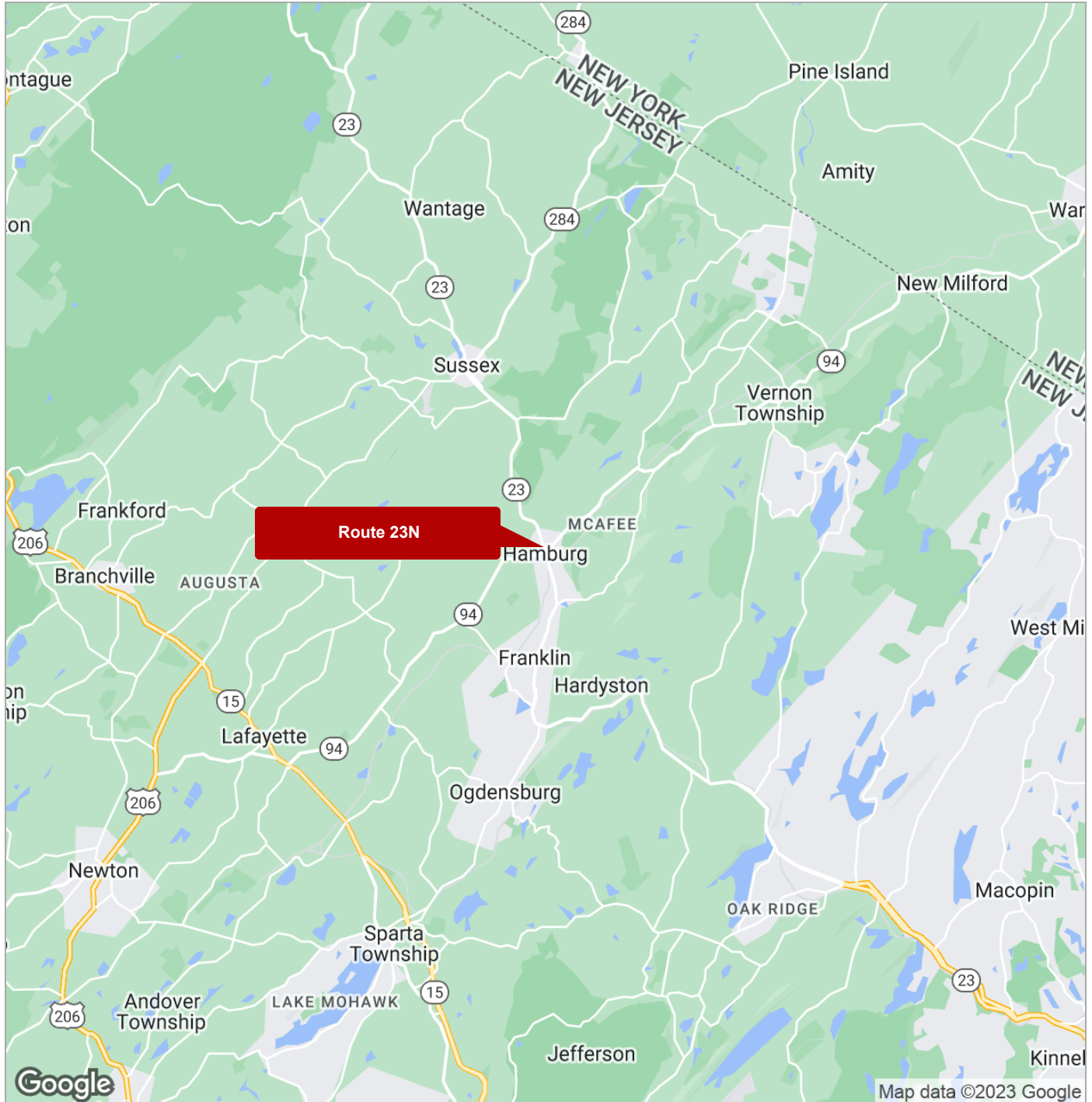
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## RESTAURANT WITH PROPERTY 1.51 ACRES! FOR SALE



Route 23N , Hamburg, NJ 07419



**KW COMMERCIAL**  
123 Tice Blvd.  
Woodcliff Lake, NJ 07677

**GINA M. PALUMBO**  
Managing Director, Broker-Assoc NY-NJ  
O: 201.391.2500 X522  
C: 201.820.5050  
ginapalumbo@kw.com

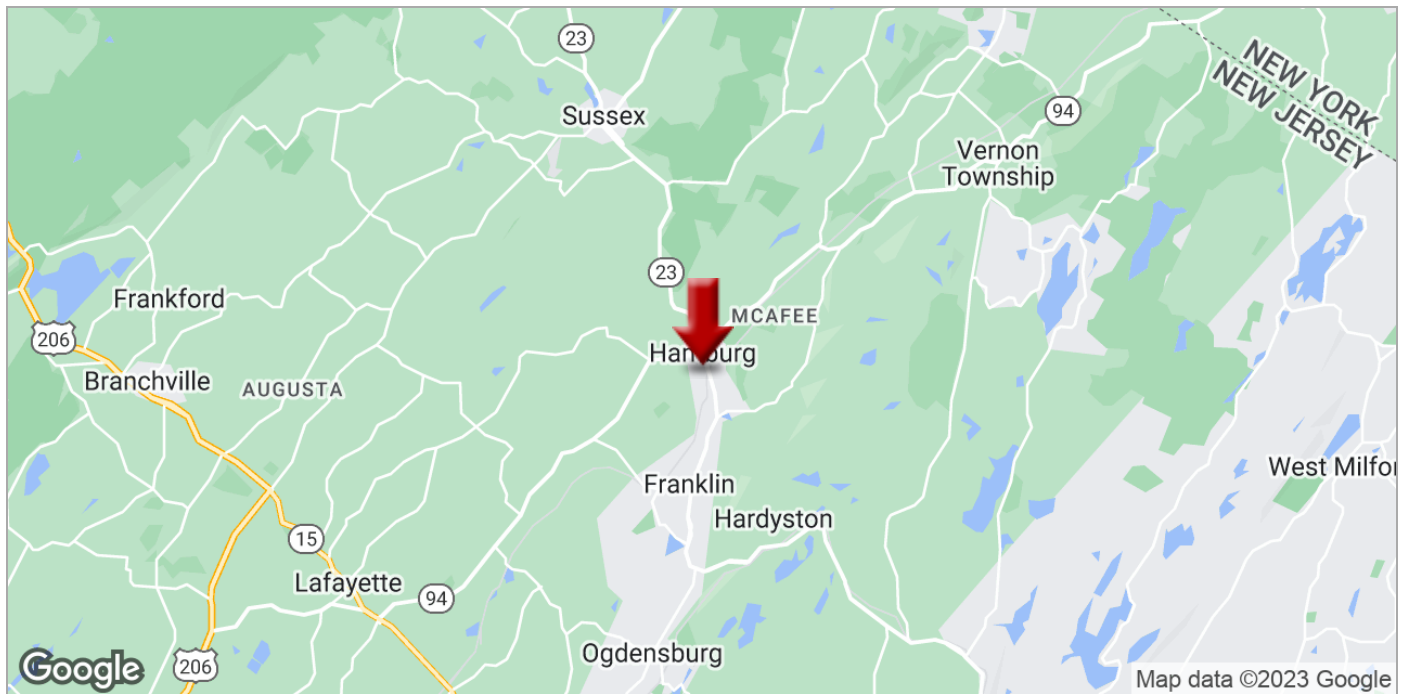
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## RESTAURANT WITH PROPERTY 1.51 ACRES! FOR SALE



Route 23N , Hamburg, NJ 07419



**KW COMMERCIAL**  
123 Tice Blvd.  
Woodcliff Lake, NJ 07677

**GINA M. PALUMBO**  
Managing Director, Broker-Assoc NY-NJ  
O: 201.391.2500 X522  
C: 201.820.5050  
ginapalumbo@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

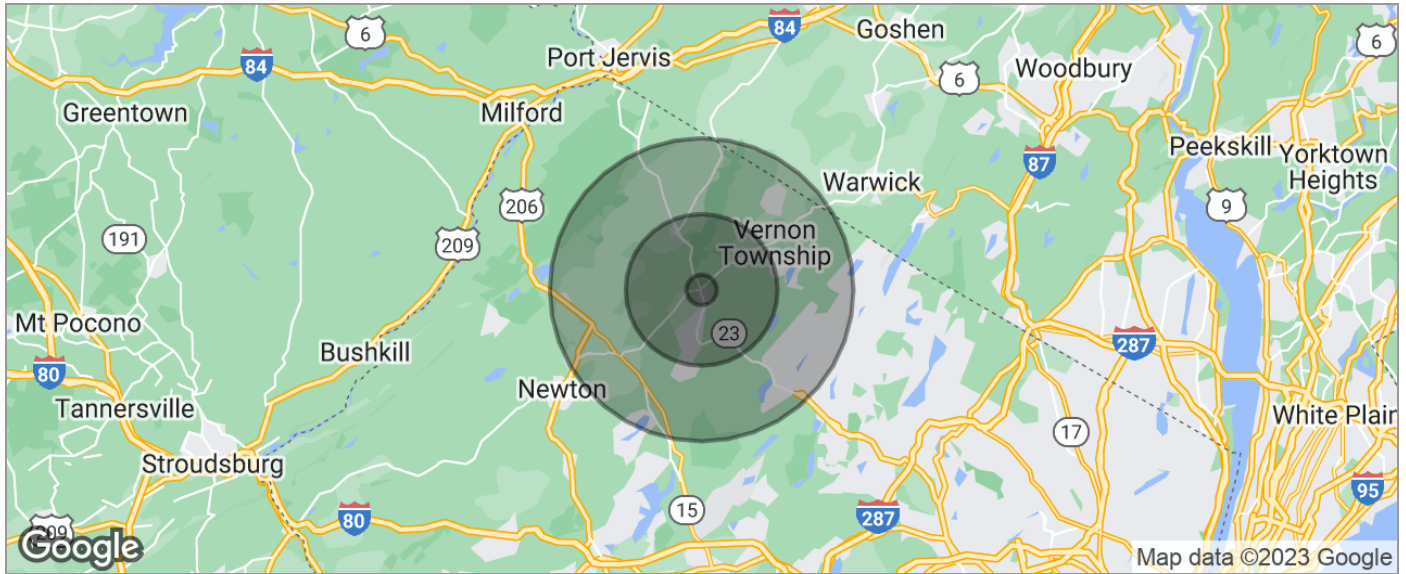
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



# RESTAURANT WITH PROPERTY 1.51 ACRES! FOR SALE



Route 23N , Hamburg, NJ 07419



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 2020 ACS - US Census

**KW COMMERCIAL**  
123 Tice Blvd.  
Woodcliff Lake, NJ 07677

**GINA M. PALUMBO**  
Managing Director, Broker-Assoc NY-NJ  
O: 201.391.2500 X522  
C: 201.820.5050  
ginapalumbo@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)