

# RESTAURANT FOR SALE OR LEASE

## LIQUOR LICENSE AVAILABLE



**ONE OF ESSEX COUNTY'S BUSIEST CORRIDORS!  
OVER 11,000 VEHICLES PER DAY!**

- Flexible Floor Plan with space available from 6,300 to 9,400 rentable square feet
- Former restaurant with fully sprinklered commercial kitchen with 2 walk-in refrigerators
- Partially constructed restaurant including bar area with cathedral ceiling, skylights, dining area and restrooms
- Basement Storage
- Asking Rental Rate: \$17.00 psf NNN
- Asking Sale Price: \$1,550,000.00
- 140 Parking Spaces Available
- Access to Northfield Avenue East or West
- Access to adjacent Best Western Plus Turtle Brook Inn
- Excellent Visibility- SUPERIOR SIGNAGE
- Located across from expanding South Mountain Recreation Area with over 7,000 visitors per weekend
- Easily Accessible to Routes 280, 80, GSP

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