

Artist Photo

Englewood | New Jersey

# Akai Lounge – 23 E Palisade Ave

Turnkey Japanese Fusion Restaurant & Lounge | Business for Sale



BUSINESS FOR SALE: \$1,799,000

**Offered for sale at \$1,799,000 (business only), plus lease assumption and transfer of the Plenary Retail Consumption Liquor License, Akai Lounge presents a rare opportunity to acquire a high-performing, fully built-out hospitality concept in the heart of Englewood's premier dining corridor at 23 East Palisade Avenue.**



**Generating over \$4.5 million in annual gross revenue, this 10,000 square foot, two-level restaurant and lounge delivers immediate cash flow within one of Bergen County's most affluent and established restaurant markets. The main level encompasses approximately 5,000 square feet of upscale dining space featuring a full-service bar and lounge with seating capacity for 220 guests, while the 5,000 square foot lower level supports operations with a fully equipped prep kitchen, storage, and back-of-house infrastructure.**





**The current lease structure offers favorable stability with \$23,000 per month in rent, seven years remaining on the term, and one five-year extension option, providing long-term operational security for a new owner.**

**This is a true turnkey opportunity for an experienced restaurateur, hospitality group, or strategic investor seeking an established brand with proven financial performance and immediate scalability. With strong existing revenue, a transferable liquor license, long-term lease security, and significant brand recognition, Akai Lounge represents a rare chance to step into a fully operational, high-volume Bergen County hospitality destination with both stability and upside potential.**



**Asking Price:** \$1,799,000 (Business Only)

**Plus:** Lease Assumption + Plenary Retail Consumption Liquor License

**Gross Revenue:** Over \$4,500,000 Annually

## Executive Overview

Akai Lounge, located in the heart of downtown Englewood at 23 E Palisade Avenue, presents a rare opportunity to acquire a high-performing, fully built-out, and nationally recognized restaurant and nightlife concept in one of Bergen County's most affluent dining corridors.

This 10,000 SF, two-level operation combines elevated Japanese cuisine with a high-energy lounge atmosphere, delivering both strong daytime dining and vibrant nighttime revenue streams. With over \$4.5MM in annual gross revenue, a coveted Plenary Retail Consumption Liquor License, and 7 years remaining on the lease (plus a 5-year option), this is a true turnkey hospitality acquisition.

## Property & Operational Highlights

**Total Size:** ±10,000 SF

- \* **5,000 SF Main Level:** Dining Room + Full Bar + Lounge

- \* **5,000 SF Lower Level:** Prep Kitchen, Storage, Support Operations

**Seating Capacity:** 220 Guests

**Monthly Rent:** \$23,000

**Lease Term:** 7 Years Remaining + One 5-Year Option

**Liquor License:** Plenary Retail Consumption (Included in Sale)

## Concept & Brand Identity

Akai Lounge is a modern Japanese restaurant and nightlife destination known for its vibrant ambiance and culinary innovation. Operating under the dual concept "Blue Akai," the space offers a distinctive two-sided dining experience:

- \* **Serene Japanese Sushi Lounge:** Traditional sushi and contemporary Japanese fare in an upscale yet intimate setting.

- \* **Energetic Tex-Mex Fusion Experience:** A dynamic, high-energy concept blending bold flavors and nightlife culture.

This dual-brand approach allows the business to capture multiple revenue segments — upscale diners, nightlife clientele, private events, and corporate gatherings.

Akai Lounge is widely recognized for its modern Japanese cuisine and energetic nightlife atmosphere, operating under a dual-concept experience known as Blue Akai, which blends a refined sushi lounge with a vibrant Tex-Mex fusion component. The interior design reflects a contemporary, upscale aesthetic often compared to a trendy New York City nightclub, highlighted by red accent walls, subdued lighting, elegant finishes, and a dynamic bar environment that transitions seamlessly from daytime dining to high-energy evening entertainment. The ambiance supports a wide range of clientele, including business lunches, social gatherings, private events, and late-night hospitality, making it a versatile revenue platform with strong food and beverage margins driven by its full liquor license. Positioned in downtown Englewood, the property benefits from consistent foot traffic, high household incomes, proximity to Manhattan, and a dense residential base that supports premium dining experiences.

### **Location Advantage – Englewood, NJ**

Positioned along East Palisade Avenue — Englewood’s premier retail and dining corridor — the property benefits from:

- Strong foot traffic
- High household incomes
- Dense residential base
- Proximity to Manhattan
- Established nightlife and dining ecosystem

Englewood is widely recognized as one of Bergen County’s most desirable and affluent communities, supporting premium dining concepts and strong discretionary spending.

### **Financial Strength**

- Annual Gross Revenue exceeding \$4.5MM
- Significant bar program and liquor-driven margins
- Established brand presence
- Fully operational, revenue-producing business

With stable lease terms and a long runway remaining, the next owner has immediate cash flow with upside potential through:

- Expanded private event programming
- Enhanced marketing & digital outreach
- Strategic menu evolution
- Potential concept refinement or rebranding

### **Ideal Buyer Profile**

This opportunity is well-suited for:

- Experienced restaurateurs
- Hospitality groups seeking North Jersey expansion
- NYC operators looking for a high-margin suburban flagship
- Private equity or strategic hospitality investors

# LOCATION



## Investment Summary

This is not a start-up opportunity — it is a fully built, revenue-generating, brand-established hospitality platform in a prime Bergen County location with a rare transferable liquor license and long-term lease security.

**Asking Price: \$1,799,000  
(Business Only)**

Plus Lease Assumption &  
Plenary Retail Consumption  
Liquor License



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