



**FOR SALE:**

**OWNER-OPERATOR RESTAURANT & MIXED-USE INVESTMENT OPPORTUNITY**  
Turn-Key Restaurant • Banquet Hall • Liquor License • 5 Apartments with Residential Income

300–304 Georges Street | Dayton, NJ 08810

**O F F E R I N G M E M O R A N D U M**

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**LEGACY**  
Commercial Realty, LLC





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**TABLE OF CONTENTS:**

- 3 Property Overview
- 4 Property Highlights
- 6 Offering Summary
- 7 Market Aerial
- 8 Regional Map
- 9 Interior Photography
- 11 Disclaimer

## PROPERTY OVERVIEW

This offering presents a rare opportunity for a restaurant user-investor to acquire a fully built-out restaurant with outdoor patio, lower-level banquet hall, and C-Consumption Liquor License, while simultaneously benefiting from on-site residential income.

The property allows an owner-operator to control occupancy costs, operate a destination food & beverage concept, and offset expenses through five (5) residential units across two buildings.

### FOR SALE:

- » Asking Price: \$1,975,000.00
- » Estimated C-Consumption Liquor License Value: \$300,000.00
- » Projected NOI when fully occupied: \$180,626.22
- » Pro forma CAP Rate: 9.15%

### INVESTMENT HIGHLIGHTS:

- » Mixed-Use Asset with Multiple Revenue Streams.
- » Restaurant + Banquet Hall + Liquor License
- » 5 Total Residential Units Across Two Buildings.
- » Outdoor Patio Dining.
- » Value-Add Potential Through Commercial Lease-Up or Owner-Operation.
- » Attractive for Investors, Restaurateurs, or Owner-Operators.
- » Liquor License Provides Significant Competitive Advantage.
- » Potential for Event, Catering, and Nightlife Concepts.



### 304 GEORGES ROAD

Primary Mixed-Use Building (±9,000 SF)

#### RESTAURANT & HOSPITALITY HIGHLIGHTS:

##### ■ Fully Built-Out Restaurant Space:

- » Existing commercial kitchen and bar infrastructure.
- » Estimated delivery of the restaurant/banquet hall within 90 days

##### ■ Outdoor Patio Dining:

- » Highly desirable feature for seasonal and event-driven traffic.
- » Increases seating capacity and alcohol sales.

##### ■ Lower-Level Banquet Hall:

- » Ideal for private events, weddings, corporate functions, and catering.
- » Strong ancillary revenue stream separate from daily dining.

##### ■ C-Consumption Liquor License Included:

- » Significant value and cost savings to the operator.
- » Eliminates licensing uncertainty and delays.
- » Supports full-service restaurant, bar, and event operations.

#### RESIDENTIAL COMPONENT:

##### ■ Three (3) Apartments :

- » All three (3) apartments are 2 BR 1 Bath.
- » Located on 2nd floor.
- » Provides steady rental income.
- » Offsets operating expenses and enhances overall return.

- Ideal for workforce or market-rate tenants depending on finishes and layout.



## PROPERTY HIGHLIGHTS

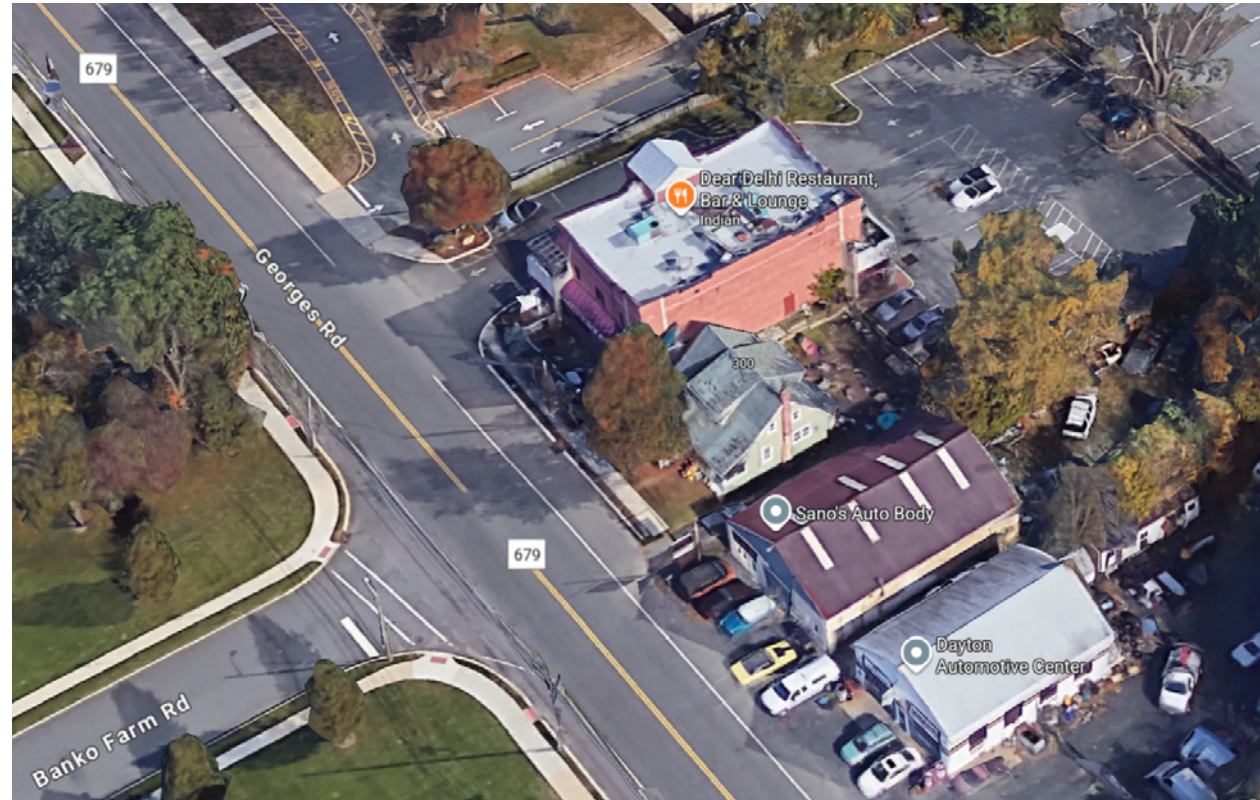
### 300 GEORGES ROAD

Secondary Residential Property (±2,000 SF)

#### RESIDENTIAL HIGHLIGHTS:

##### ■ Two-Unit Multi-Family Building:

- » Two residential units.
- » Apartment 1: 2 BR 1 Bath.
- » Apartment 2: 1 BR 1 Bath.
- » Separate structure included in the offering
- » Consistent income-producing asset.
- » Enhances overall portfolio stability and diversification.



### RESTAURANT USER ADVANTAGE:

- » Own vs. Lease your flagship location.
- » Control your liquor license. Liquor license conveys with sale.
- » Event & banquet revenue enhances profitability.
- » Reduce risk through diversified income.
- » Build long-term equity while operating your business.
- » Future exit flexibility (sell as mixed-use investment).

### IDEAL CONCEPTS:

- Full-Service Restaurant & Bar • Gastropub • Supper Club
- Event-Driven Dining • Catering & Banquet Operation
  - Lounge Concept.

### IDEAL BUYER PROFILES:

- » Restaurant operators seeking a turn-key space with liquor license.
- » Investors pursuing mixed-use income with upside.
- » Owner-users looking to operate the restaurant while collecting residential rents.
- » Hospitality or event-focused operators.



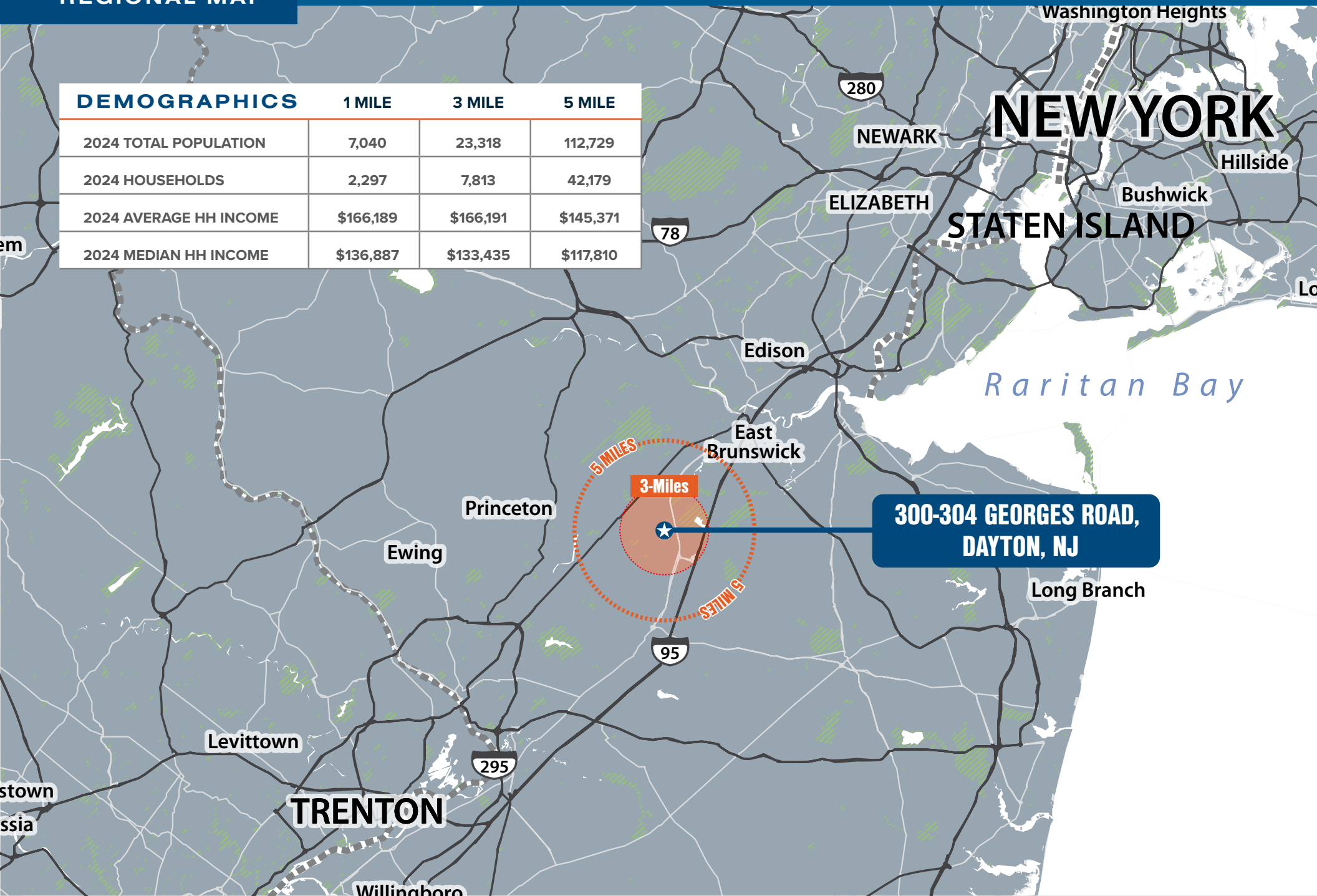
# MARKET AERIAL



300-304 GEORGES STREET, DAYTON, NJ 08810

# REGIONAL MAP

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 TOTAL POPULATION	7,040	23,318	112,729
2024 HOUSEHOLDS	2,297	7,813	42,179
2024 AVERAGE HH INCOME	\$166,189	\$166,191	\$145,371
2024 MEDIAN HH INCOME	\$136,887	\$133,435	\$117,810



**300-304 GEORGES ROAD,  
DAYTON, NJ**

INTERIOR PHOTOGRAPHY





## DISCLAIMER

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