



FOR SALE: Mixed Use Commercial Property for Sale - Restaurant and Liquor License

420 Higgins Avenue | Brielle, NJ

OFFERING MEMORANDUM

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LEGACY
Commercial Realty, LLC





EXCLUSIVELY LISTED BY:

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TABLE OF CONTENTS:

- 3 EXECUTIVE SUMMARY
- 5 MARKET AERIAL
- 6 CLOSE-UP AERIAL
- 7 SITE PLAN
- 8 REGIONAL MAP
- 9 EXTERIOR PHOTOS
- 10 INTERIOR PHOTOS
- 11 DISCLAIMER

EXECUTIVE OVERVIEW

Sale includes Restaurant with Liquor License and Residential Investment Property – 3 Total Apartments.

Located in the highly desirable coastal community of Brielle, 420 Higgins Avenue is a mixed-use commercial property anchored by a well-established restaurant and supported by multiple income-producing residential units.

SUMMARY

- » **Call for Pricing**
- » **Property Type:** Mixed-use (Restaurant + Residential)
- » **Total Building Size:** 6,900 SF across 2 structures
 - » Building 1: +/- 4,500 SF Restaurant + 3 Bedroom Apartment. Apartment generates \$1,600/Month of Income
 - » Building 2: +/- 2,400 SF Residential Home generating \$1,800/Month of Income and Studio Apartment with an additional \$800 / Month of Income
- » **Lot Size:** ~0.38 acres (Block 78.02, Lot 4)
- » **Zoning:** Commercial (C-1 / central business district)
- » **Stories:** 2-story structures
- » **Parking:** ~23 spaces

RESTAURANT COMPONENT

- » +/- 4,500 SF restaurant space
- » Fully operational Italian restaurant
- » The sale includes liquor license and all FF&E

Over 30 Years in Business!
Please reach out for Business Financials

RESIDENTIAL UNITS

- » 3-Bedroom Apartment – ~\$1,600/month
- » Single-Family Residence – ~\$1,800/month
- » Studio Apartment – ~\$800/month

This structure provides multiple revenue streams (restaurant + residential rents).



LOCATIONAL HIGHLIGHTS

- » Situated in Monmouth County's coastal corridor with proximity to:
 - » Manasquan River waterfront
 - » Jersey Shore beaches
 - » Manasquan, Point Pleasant, and Spring Lake
- » Strong seasonal and year-round traffic driven by:
 - » Tourism
 - » Local dining scene
 - » Boating & marina activity

INVESTMENT HIGHLIGHTS

- » Turnkey restaurant opportunity with established brand presence
- » Built-in rental income reduces operating risk
- » Commercial zoning flexibility for redevelopment or repositioning
- » Located in a high-demand Jersey Shore market
- » On-site parking (rare for shore-area dining assets)

INVESTMENT HIGHLIGHTS

- » Owner-operators (restaurant groups / chefs)
- » Investors seeking stable cash flow + upside
- » Developers exploring redevelopment or repositioning



MARKET AERIAL



**SUBJECT
PROPERTY**

420 HIGGINS AVENUE, BRIELLE, NJ



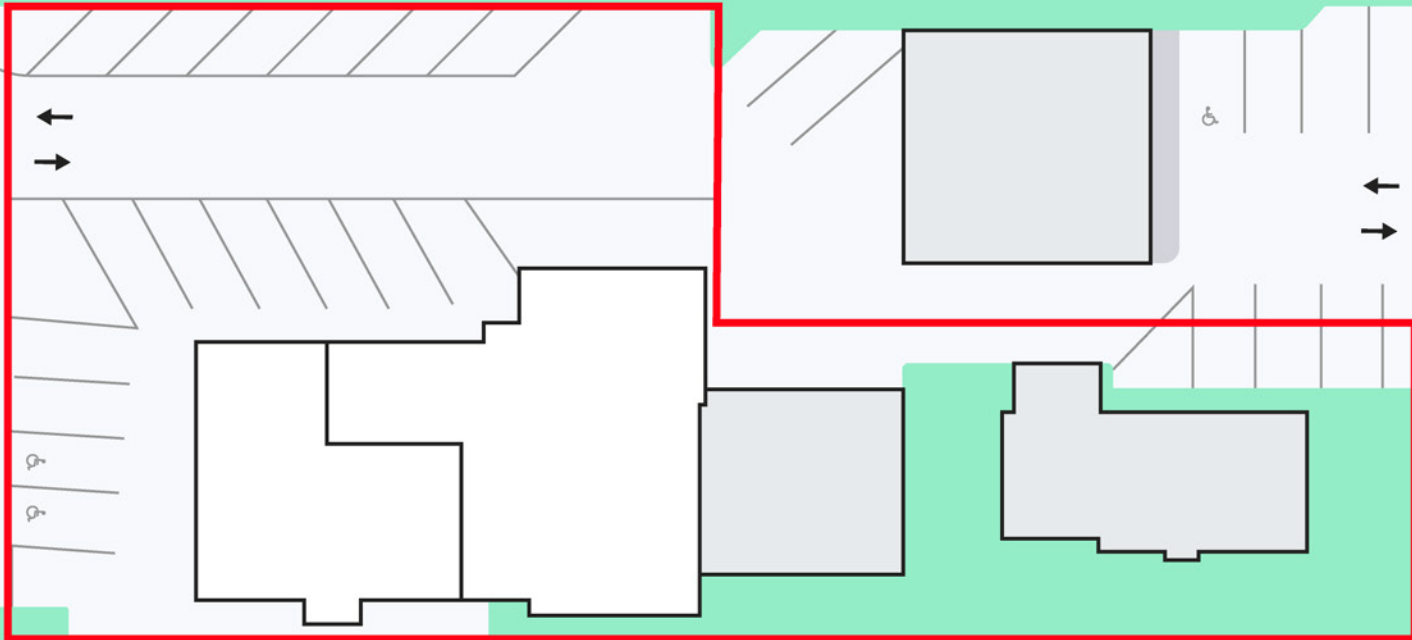
Euclid Ave

Riverview Ave

Higgins Ave

**SUBJECT
PROPERTY**

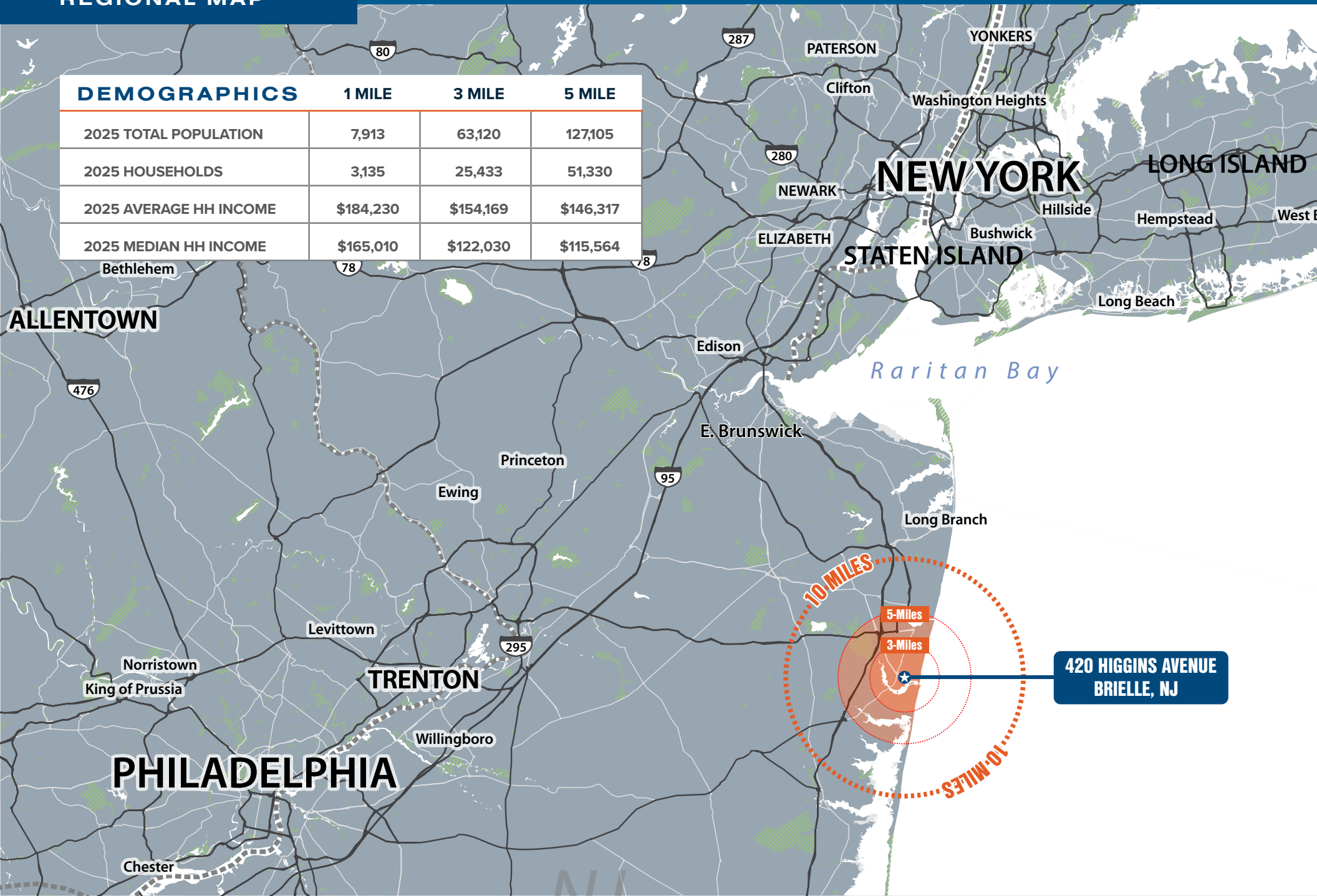
HIGGINS AVE



EUCLID AVE

REGIONAL MAP

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|-----------|-----------|-----------|
| 2025 TOTAL POPULATION | 7,913 | 63,120 | 127,105 |
| 2025 HOUSEHOLDS | 3,135 | 25,433 | 51,330 |
| 2025 AVERAGE HH INCOME | \$184,230 | \$154,169 | \$146,317 |
| 2025 MEDIAN HH INCOME | \$165,010 | \$122,030 | \$115,564 |



**420 HIGGINS AVENUE
BRIELLE, NJ**

EXTERIOR PHOTOS



420 HIGGINS AVENUE, BRIELLE, NJ

INTERIOR PHOTOS



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