



## Former Surflight Theatre *Beach Haven, NJ*

**Foreclosure Auction! Friday December 18<sup>th</sup> @ 2PM.**

Auction Location: Ocean County Courthouse, Room 19 (101 Hooper Ave. Toms River, NJ 08753)

Per the public notice, a deposit of 20% of the bid price in cash or certified funds is required at the time of sale. This sale is subject to court confirmation. See the public notice for additional information.

\*\*\*NOTE: This is a foreclosure auction not being conducted by AuctionAdvisors, which is merely marketing this and disseminating public information related to the sale. Please see the attached Public Notice for relevant terms and conditions related to this foreclosure auction.\*\*\*

### Property Overview & Location Information

The property consists of the main theatre plus 4 other related buildings, making up the complex and totalling over 27,150±SF. The property is set on .61± acres of prime corner land in the heart of Beach Haven, NJ. It has 210 feet of frontage on South Beach Avenue, 100 feet of frontage on Centre Street and 150 feet of frontage on Engleside Avenue. While having been used successfully as an outdoor theatre for many years, this spot is Ideal for re-development into mixed-use (retail & residential) development. Permitted uses are broad and include (without limitation): retail facilities, bed and breakfast, hotels, motels, apartments and one and two family residential dwellings. The Borough of Beach Haven is located on Long Beach Island which houses 20,000 year round residents and approximately 100,000 seasonal residents.

APN:	04-00153-0000-00009	Taxes:	\$9,091.10± (2015) Lot 9
Block/Lot:	153/9-14	Taxes: *	*\$17,646.10± (2015) Lot 9/Qualifier X
County:	Ocean	Frontage:	460'± on three streets (total)
Physical Address:	201 Engleside Ave Beach Haven, NJ	Bldg Size:	27,150±SF
Zoning:	BD (Business District) w/the BBO Bed and Breakfast Overlay Zone)	Lot Size:	.61±AC
		Census Tract/Blk:	7380.02 / 3

- Please be aware, this property is classified as 15D and therefore is exempt from taxes.

### Current Building Details

- Surflight Theatre: 7,200±SF, 450 seat theatre. 5 Roof Mounted HVAC's. Fully Sprinklered. Orchestra Section, offices and more.

- Cast House a/k/a The Dolores Moeller House: 5,400±SF dormitory style residence, containing eight bedrooms and four bathrooms on the first floor and a living room, kitchen, four bedrooms, two bathrooms and a laundry room on the second floor. There is also a ground floor garage with a shop area and second floor storage.
- Show Place Ice Cream Parlour: 3,544±SF building consisting of a 1,824±SF ice-cream store on the first floor and a 1,700±SF apartment on the second floor.
- Centre Street Administrative Building: 4,216±SF building containing 2,108±SF of office space on the first floor and a 2,108±SF apartment on the second floor. The apartment contains a living room, kitchen, seven bedrooms and two bathrooms.
- Single Family Home on Engleside Avenue: 1,560±SF single family residential dwelling containing a living room, dining room and kitchen on the first floor and four bedrooms, one bathroom on the second floor.



