

# Berger Realty

Since 1928



Berger Realty, Inc.  
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7080 Black Horse  
Pleasantville, NJ 08232

Asking \$1,800,000.00



SJSRMLS

## COMMENTS

\$\$\$ Business with Property\$\$\$ Pleased to present the opportunity to acquire a fee simple interest in the 48-unit New Sea Breeze Motel, located in West Atlantic City, NJ. Situated on .71 acres, this property features two floors of well-maintained guest rooms, each outfitted with free Wi-Fi, a private bathroom, microwave, refrigerator, flat-screen TV, and kitchenette. Conveniently located off US-Route 40, the Sea Breeze Motel offers visitors easy access to all Atlantic City attractions and surrounding neighborhoods. The property is less than 8 miles from Atlantic City International Airport, accommodating up to 3 million travelers annually, just 4.5 miles from the Atlantic City Boardwalk, Tanger Outlet Shopping, Casinos, Beach, Convention Hall and Entertainment

## PROPERTY DETAILS

Exterior Block	ParkingGarage Paved	Heating Forced Air	Cooling Electric Wall Units
HotWater Gas	Water Public	Sewer Public Sewer	



Ask for Denise Kelley  
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