

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



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 Monica Raab  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [msr@bergerrealty.com](mailto:msr@bergerrealty.com)

