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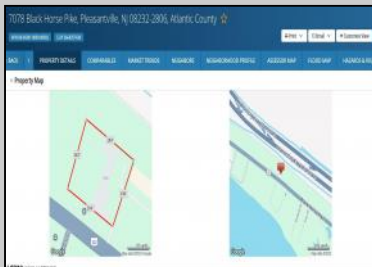
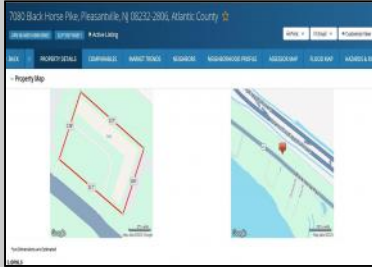


Berger Realty, Inc.
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Ocean City, NJ 08226
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7080 Black Horse
Pleasantville, NJ 08232

Asking \$1,800,000.00



COMMENTS

Business with Property An exceptional opportunity to acquire the 48-unit New Sea Breeze Motel in West Atlantic City, NJ. This fee simple property sits on a .71-acre lot (217' x 136') and includes an adjacent .6-acre lot (154' x 139') in the sale. The motel features two floors of well-maintained guest rooms, each equipped with free Wi-Fi, a private bathroom, microwave, refrigerator, flat-screen TV, and kitchenette. Ideally located off US-Route 40, the Sea Breeze Motel offers easy access to Atlantic City's top attractions. Just 4.5 miles from the Boardwalk, casinos, Tanger Outlets, beach, Convention Hall, and entertainment, and less than 8 miles from Atlantic City International Airport, which serves up to 3 million travelers annually.

PROPERTY DETAILS

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



Ask for Tanya Pinkerton
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