



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





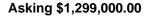














COMMENTS

Property Overview Positioned along the high-visibility corridor of White Horse Pike (U.S. Route 30) in Galloway Township, this 20-room motel offers strong signage exposure, accessibility, and a value-focused lodging option near Atlantic City. This two-story structure is ideal for hands-on operators, investors seeking stable occupancy, or developers exploring potential repositioning within CH (Commercial Highway) zoning. Key Features & Amenities • All guest rooms equipped with microwave, refrigerator, desk, and TV • Free Wi-Fi and public access internet • 24-Hour Front Desk for continuous guest service • Vending Machines on-site • 1.44 Parking Ratio per 1,000 SF — ample guest parking Investment Highlights • Prime commercial frontage along U.S. Route 30 • Fully operational with market-rate room pricing flexibility • Ideal for budget hotel operators, transitional housing models, or investor repositioning Zoned CH – supports a wide range of commercial applications (verify with township

PROPERTY DETAILS	
OutsideFeatures Fence Restrooms Security Light/System Sign	ParkingGarage 11 or More Spaces Paved



Exterior

Masonry

Block

Vinyl

Heating Cooling Electric Electric For Ast Afor Suzanne Math Potond Berger Realty Inc Sever 60 Asbury Avenue, Ocean City Public Sever Call: 609-399-0076

Email to: smh@bergerrealty.com

InteriorFeatures Display Windows Handicap Features Security System Smoke/Fire Alarm

HotWater Gas

