



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



617 8th St, Ocean City, NJ, 08226

Price \$3,900,000.00



# PROPERTY DETAILS

| Total Rooms  |          |
|--------------|----------|
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   |          |
| Туре         |          |
| Block Number | 705      |
| Listing #    | 578747   |
| Taxes        | 12348.00 |

## **COMMENTS**

BACK ON MARKET & REDUCED! This is the very BEST VALUE-ADD ON THE JERSEY SHORE ISLAND RESORT MARKET! Current Cash Flow Valuations are at a 9%+ CAP RATE which makes this fabulous buy an INVESTOR\'S DREAM INCOME AQUISTION OPPORTUNITY & WITH TONS OF UPSIDE! The Blue Water Inn Hotel is a 40-Unit Mixed Use commercial investment property, with parking! This income producing gem...

#### **PROPERTY FEATURES**

| Exterior<br>Vinyl | OutsideFeatures<br>Security Light/System<br>See Remarks<br>Sign | ParkingGarage<br>11 or More Spaces<br>Assigned | InteriorFeatures<br>Restroom<br>Smoke/Fire Alarm<br>Storage |
|-------------------|---|--|---|
| Basement          | HotWater  | Water  | Sewer   |
| Crawl Space       | Gas   | Public   | Public Sewer  |

## CONTACT

Scan to see Property page.



**Ask for Francis Cuomo** Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-305-3503 Email to: fmc@bergerrealty.com







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output

Description:

material complex co



705

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Exterior OutsideFeatures ParkingGarage InteriorFeatures Security Light/System 11 or More Spaces Vinyl Restroom See Remarks Smoke/Fire Alarm Assigned Sign Storage

Basement HotWater Water Sewer Public Sewer Crawl Space Gas Public

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