

# Berger Realty

Since 1926



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	
Type	
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 ACQUISITION 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 Vinyl	OutsideFeatures Security Light/System See Remarks Sign	ParkingGarage 11 or More Spaces Assigned	InteriorFeatures Restroom Smoke/Fire Alarm Storage
Basement Crawl Space	HotWater Gas	Water Public	Sewer Public Sewer

### CONTACT



Ask for Joyce McMahon  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to: [jmm@bergerrealty.com](mailto:jmm@bergerrealty.com)

Scan to see Property page.



# Berger Realty

Since 1926



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	
Type	
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 ACQUISITION 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 Vinyl	OutsideFeatures Security Light/System See Remarks Sign	ParkingGarage 11 or More Spaces Assigned	InteriorFeatures Restroom Smoke/Fire Alarm Storage
Basement Crawl Space	HotWater Gas	Water Public	Sewer Public Sewer

### CONTACT



Ask for Joyce McMahon  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to: [jmm@bergerrealty.com](mailto:jmm@bergerrealty.com)

Scan to see Property page.

