

# Berger Realty

Since 1928



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

oc17@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 Laryn Crisci  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 610-368-8416  
Email to: lrc@bergerrealty.com

Scan to see Property page.



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