

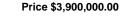


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com

617 8th St, Ocean City, NJ, 08226





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

### CONTACT

Scan to see Property page.



Ask for Rodman Pierce Berger Realty Inc 109 E 55th St., Ocean City Call: 609-425-8862 Email to: rpp@bergerrealty.com







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## PROPERTY DETAILS

Price \$3,900,000.00



**Total Rooms Bedrooms Baths Full Baths Half** 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 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 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

### CONTACT

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