

# Berger Realty

Since 1926



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

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 #	588239
Taxes	12348.00



### COMMENTS

*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 is centrally located on a ...*

### PROPERTY FEATURES

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Deck	None	Laundry/Utility Rm	Crawl Space
Porch		Living Room	
		Workshop	
Heating	Cooling	HotWater	Water
No Heating	Ceiling Fan(s)	Gas	Public
	Window Units		
Sewer			
Public Sewer			

### CONTACT

Ask for Wendy Brown  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call:  
Email to: wmb@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1926



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

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 #	588239
Taxes	12348.00



### COMMENTS

*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 is centrally located on a ...*

### PROPERTY FEATURES

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Deck	None	Laundry/Utility Rm	Crawl Space
Porch		Living Room	
		Workshop	
Heating	Cooling	HotWater	Water
No Heating	Ceiling Fan(s)	Gas	Public
	Window Units		
Sewer			
Public Sewer			

### CONTACT

Ask for Wendy Brown  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call:  
Email to: wmb@bergerrealty.com

Scan to see Property page.

