

# 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, 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 #	590006
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%+ CAPRATE which makes this fabulous buy an INVESTOR'S DREAM INCOME AQUITION 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 HI...*

### PROPERTY FEATURES

Exterior Vinyl	OutsideFeatures See Remarks Sign	ParkingGarage 11 or More Spaces Off Street	InteriorFeatures Other (See Remarks) Restroom
Basement Crawl Space	Cooling Window Units	HotWater Gas	Water Public
Sewer Public Sewer			

### CONTACT



Ask for Dawn Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-4966  
Email to: dew@bergerrealty.com

Scan to see Property page.



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