

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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 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 HI...*

### PROPERTY FEATURES

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

### CONTACT



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-432-3649  
Email to: pjb@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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 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 HI...*

### PROPERTY FEATURES

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

### CONTACT



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-432-3649  
Email to: pjb@bergerrealty.com

Scan to see Property page.

