

# 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 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 Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-703-9955  
Email to: smc@bergerrealty.com

Scan to see Property page.



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