Berge	r Realty	55th & Ocean 60	er Realty, Inc. Haven Avenue City, NJ 08226 19-399-0040 20 bergerrealty.com	Berge	er Realty	55th & Ocean 60	er Realty, Inc. Haven Avenue City, NJ 08226 19-399-0040 @bergerrealty.com	
617 8th, Ocean City, NJ, 08226 Price \$3,900,000.00				617 8th, Ocean City, NJ, 08226 Price \$3,900,000.00				
		PROPE Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Number Listing # Taxes	ERTY DETAILS 0 0 0 0 705 590006 12348.00			PROPI Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Number Listing # Taxes	ERTY DETAILS 0 0 0 0 0 705 590006 12348.00	
COMMENTS				COMMENTS				
Current Cash Flo INVESTOR\'S DR Blue Water Inn H	BEST VALUE-ADD ON TH ow Valuations are at a 9% EAM INCOME AQUISTION lotel is a 40-Unit Mixed Use ducing gem is centrally local	+ CAPRATE which ma OPPORTUNITY & WIT e commercial investme	kes this fabulous buy an H TONS OF UPSIDE! The	Current Cash F INVESTOR\'S D Blue Water Inn	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 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 is centrally located on a HI			
PROPERTY FEATURES				PROPERTY FEATURES				
Exterior Vinyl	OutsideFeatures See Remarks Sign	ParkingGarage 11 or More Spaces Off Street	InteriorFeatures Other (See Remarks) Restroom	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	Basement Crawl Space	Cooling Window Units	HotWater Gas	Water Public	
Sewer Public Sewer				Sewer Public Sewer				
	CONTACT				CONTACT			
	Scan to see Property Ask for Stewart Vaughan Berger Realty Inc 109 E 55th St., Ocean City Call: 609-408-6608 Email to: smv@bergerrealty.com			Ask for Stewart Vaughan Berger Realty Inc 109 E 55th St., Ocean City Call: 609-408-6608 Email to: smv@bergerrealty.com			Scan to see Property page.	