

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



617 8th Street, 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 #	590176
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 Hl...*

### PROPERTY FEATURES

OutsideFeatures Porch	ParkingGarage None	OtherRooms Laundry/Utility Rm Living Room Workshop	Basement Crawl Space
Heating None	Cooling Ceiling Fan(s) Window Units	HotWater Gas	Water Public
Sewer Public Sewer			

### CONTACT



Ask for Ken Sedberry  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-442-3850  
Email to: kas@bergerrealty.com

Scan to see Property page.



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