

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

oc17@BergerRealty.com



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617 8th Street, Ocean City, NJ, 08226

Price \$3,900,000.00

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### PROPERTY DETAILS

Total Rooms	0
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	
Type	
Block Number	705
Listing #	590176
Taxes	12348.00



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### 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...*

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### 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			

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### CONTACT

Scan to see Property page.



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