



**601 Madison
Cape May, NJ 08204**

Asking \$4,890,000.00



COMMENTS

Amazing opportunity to own a top-rated small business in one of the Nation's most idyllic coastal communities. The Blue Fish Inn is a classic, mid-century 12 room motel that has been meticulously maintained and continuously updated by its current onsite owner. Located just 6 blocks from the Cape May beaches and the popular Washington Street Mall, the Blue Fish Inn is conveniently situated in a quiet, residential neighborhood. This opportunity includes 12 ground level rooms, a spacious 2-bedroom owner/manager apartment, heated pool, beautifully landscaped grounds, a well-appointed private courtyard, ample storage space with an oversized 2 car garage. Currently operated 11 months out of the year, the Blue Fish Inn is truly an impressive turnkey business. There are 3 classes of rooms- 3 Full Kitchen Suites, 5 Two Room Suites, and 4 Standard Rooms. Every room has been outfitted with stylish, low maintenance Bahama shutters, flat screen TVs, new flooring/carpeting and new vanities. All rooms are independently climate controlled. Mini-split systems, re-glazed tubs and new gas cook tops in the Full Kitchens are just some more examples of the numerous upgrades. The 2-bedroom, 1.5-bathroom apartment has been updated with central air/heat, renovated full bath, new carpeting and paint, and 2 washers/2 dryers. The rear courtyard presents additional amenities to this quaint property, including sitting areas, grills, an outside shower with changing area, bike rack, laundry room with coin-op machines, ice maker and clothesline. A beautiful exterior renovation was just completed this spring. Other notable updates are new flat roof (4 yrs.), new pitched roof over apartment (-1 yr.), 3 new water heaters (3 yrs.) and new windows throughout property. The heated pool has been re-plastered, and an automatic chlorinator has been installed to simplify daily maintenance. Don't miss the opportunity to own this #1 rated, well established, Cape May business.

PROPERTY DETAILS

Exterior Block	OutsideFeatures Swimming Pool Storage Building Sign Other (See Remarks)	ParkingGarage 11 Or More Spaces Off Street Paved One Per Unit Motel/Hotel	OtherRooms Laundry Room Utility Room Shower Room(s)
InteriorFeatures Living Space Available Smoke/Fire Alarm Storage	Heating Gas Natural Electric	Cooling Central Conditioning Ceiling Fan Wall Air Conditioning	HotWater Air Gas

Berger Realty

• Since 1928 •



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



Other (See Remarks)

Water
City

Sewer
City

