Asking \$4,890,000.00

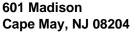














## **COMMENTS**

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	OutsideFeatures	ParkingGarage	OtherRooms
Block	Swimming Pool	11 Or More Spaces	Laundry Room
	Storage Building	Off Street	Utility Room
	Sign	Paved	Shower Room(s)
	Other (See Remarks)	One Per	Unit
		Motel/Hotel	

InteriorFeaturesHeatingCoolingHotWaterLiving Space AvailableGas NaturalCentralAir GasSmoke/Fire AlarmElectricConditioning

Storage Ceiling Fan
Wall Air Conditioning





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Other (See Remarks)

Water City Sewer City

