



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com



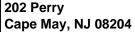












Asking \$3,900,000.00



COMMENTS

The Clinton Hotel centrally located on corner lot 2 blocks to beach consists of a 3-story multifamily building w/attached 2-bedroom cottage. Dwelling has 16 rental rooms, 2 baths, 2 half baths on 2nd/3rd floors, and 1st floor owner's quarters (3 bedrooms/1 bath) w/some heat (gas heat is not functional and will not be repaired). Property for sale, land and premises, situate 202 Perry Street, Cape May, NJ, lot size being approx. 80x98 ft irr. Also included is adjoining lot on S Lafayette Street, approx. size 52x100 ft (Buyer to confirm 16 parking spaces). There is a Right of Way over the Westerly 10 ft of Tract #1 of the premises as granted in a deed from William G. Nixon Executor of the Will of Jonas Miller to Samuel Cook dated May 30, 1870. Buyer must confirm all measurements w/a new survey. Seller has no survey.

PROPERTY DETAILS			
OutsideFeatures Porch Fenced Yard Cable TV Sidewalks Outside Shower	ParkingGarage Assigned Parking	OtherRooms Living Room Kitchen Eat In Kitchen Great Room	AlsoIncluded Curtains Shades
Basement E-III	Heating Gas Natural Baseboard HoAvshateor Matthew Berger Realty In 1670 Boardwalk Seweil: 609-391-05 Cittemail to: gmj@b	c , Ocean City 600	HotWater Gas