

# Berger Realty

Since 1928



Berger Realty, Inc  
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202 Perry  
Cape May, NJ 08204

Asking \$3,900,000.00



## COMMENTS

The Clinton Hotel centrally located on corner lot 2 blocks to beach consists of a 3-story multi-family 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. 31x80 ft. Also included is adjoining lot on S Lafayette Street, approx. size 52x100 ft (there is plenty of parking on this lot). 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 | OtherRooms     | AlsoIncluded | Basement          |
| Porch           | Living Room    | Curtains     | Full              |
| Fenced Yard     | Kitchen        | Shades       | Outside Entrance  |
| Cable TV        | Eat In Kitchen |              | Inside Entrance   |
| Sidewalks       | Great Room     |              | Masonry Flrs/Wall |
| Outside Shower  |                |              | Slab              |
| Heating         | Cooling        | HotWater     | Water             |
| Gas Natural     | Ceiling Fan    | Gas          | City              |



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