



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$3,900,000.00

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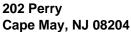














COMMENTS

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. 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.

PROPER	TY DETAIL
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Exterior OutsideFeatures ParkingGarage InteriorFeatures
Wood/Frame Fence 11 Or More Spaces 220 Volt Electric
Living Space Av

220 Volt Electricity Living Space Available Smoke/Fire Alarm Storage

Heating Cooling HotWater Water Gas Natural Ceiling Fan Gas City Electric

Hot Water Ask for Donna M. Drohan

Baseboard

Sewer 1330 Bay Avenue, Ocean City
City Coll 2014 1220

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