

# Berger Realty

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Berger Realty, Inc  
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300 Absecon  
Absecon, NJ 08201

Asking \$1,499,000.00



#### COMMENTS

**Property Overview** A fully renovated, income-producing 24-unit motel ideally located along Absecon Blvd (Route 30), minutes from Atlantic City. Set on 0.72 acres, the two-story building includes a 2-bedroom on-site manager's apartment and a finished basement (~2,800 SF, 8' ceilings) not included in the 9,500 SF total above grade. Recent Capital Improvements (2025 Renovations) • All 24 units completely renovated • New paint, vinyl plank flooring, light fixtures • Kitchenettes installed in every unit • Brand new beds, furniture, and TVs • Parking lot resurfaced (Summer 2023) • Property fully compliant with state/local inspections and registrations Property Specifications • Total Units: 24 motel units • Building Size: ~9,500 SF above grade (plus 2,800 SF finished basement) • Site Size: 0.72 Acres • Configuration: 2-story main structure + manager's apartment • Parking: Ample on-site parking (resurfaced in 2023) Income Opportunity • Current Occupancy: 15 units occupied with weekly/monthly tenants • Vacant Units: 9 units held off-market for flexibility in repositioning • Management Flexibility: Ideal for continued motel operations, conversion to long-term rentals, or hybrid lodging Investment Highlights • High-visibility location near Atlantic City Expressway and White Horse Pike • Extensive recent upgrades minimize capex for new ownership • Flexible leasing model with transitional housing, extended-stay, or nightly options • Turnkey for owner-operator or investor/operator seeking stabilized or value-add hospitality asset

#### PROPERTY DETAILS

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