

# Berger Realty

• Since 1928 •



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



545 Absecon  
Absecon, NJ 08201

Asking \$1,699,000.00



SJSRMLS

## COMMENTS

Investment Highlights: Discover a rare opportunity to acquire a fully renovated, income-producing motel minutes from Atlantic City. The Casino Inn offers 28 updated units and a spacious 3,000 SF owner's suite on over 5 acres of commercially zoned land, delivering exceptional value and flexibility for operators or developers. \_ Property Features: • 28 Renovated Guest Suites – Each equipped with a full kitchen, flat-screen TV, A/C, and complimentary Wi-Fi • 3,000 SF Owner's Residence – 4 bedrooms / 3 bathrooms with private access • Extensive 2024 Renovations – Turnkey condition • Zoned Commercial – Ideal for hotel/motel, short-term rental, or mixed-use redevelopment • High-Traffic Visibility – Strategically positioned on U.S. Route 30, gateway to Atlantic City • 5.2 Acre Parcel – Expansion potential for 14-28 additional units Value Proposition: With a 15% cap rate and strong occupancy performance, Casino Inn balances stability with upside. Its proven operational success, large parcel size, and favorable zoning make it a compelling acquisition for investors seeking hospitality income, redevelopment, or owner-occupied use. Location Advantages: • 10 minutes to Atlantic City Casinos & Boardwalk • Proximity to public transportation and major highways • High daily traffic count ensures consistent visibility and guest flow

## PROPERTY DETAILS



Ask for Peter Harp  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [pph@bergerrealty.com](mailto:pph@bergerrealty.com)

