

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**1012 BLACK HORSE**  
**Pleasantville, NJ 08201**

**Asking \$2,400,000.00**



SJSRMLS

#### COMMENTS

46 UNIT MOTEL SURROUNDED BY MAJOR BOX RETAILERS SAMS CLUB WALMART SPENCERS GIFTS WHICH IS NEXT DOOR AND YOUR FAST FOOD HUBS MCDONALDS, CHICK-FIL-A TACO BELL ALSO SURROUND THE PROPERTY. LOCATED ON A MAJOR HIGHWAY TWO AND FROM ATLANTIC CITY ITS A WELL EXPOSED MOTEL. THE MOTEL WAS WELL THOUGHT OUT WITH EACH ROOM HAVING ITS OWN ELECTRIC PANELS AND SHUT OFF VALUES TO EACH ROOM, ROOM SIZES VARY BUT MOSTLY OVER 400 SQ FT. AS YOU PULL UNDER THE PORTE COCHERE AND EXIT TO THE MOTEL LOBBY YOU FIND A COMBO/ LOBBY AND A BREAKFAST AREA FOR GUEST. THE MOTEL ALSO HAS POOL, LAUNDRY FACILITY, MANAGERS QUARTERS, PARTIAL BASEMENT AND ELECTRIC UPGRADES TO EXPAND IF NEEDED. PARKING FOR 51 CAR BUILDING SIZE 22000 SQ FT LES THAN \$110 A SQ FT 2021 UNDER FRANCHISE REVENUE OVER \$750,000

#### PROPERTY DETAILS



Ask for Matthew Bader  
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