

Berger Realty

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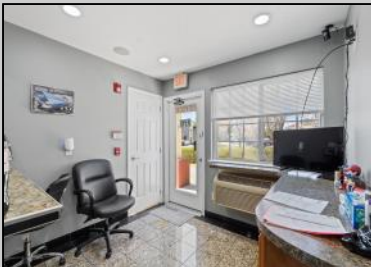


Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
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739 2nd Ave White Horse
Galloway Township, NJ 08205

Asking \$1,699,000.00



COMMENTS

Property Overview The Relax Inn presents a rare opportunity to acquire a stabilized, income-producing hospitality property located just minutes from Atlantic City. Nestled off White Horse Pike with direct access to major thoroughfares, this 24-unit motel offers immediate operational upside, long-term repositioning potential, and steady cash flow from its existing guest base. **Property Features** • 24 Total Units – Including a 15-unit main building (built 2010, renovated 2021) and a separate 9-unit structure • On-Site Manager's Quarters – Plus a detached two-car garage for storage or operations • Building Size: ~17,000 SF | Lot Size: 1.05 Acres • Modern Amenities – High-speed internet, public Wi-Fi, exterior corridor layout • Zoning: Commercial Hospitality Use (verify with township) **Investment Highlights** • Budget-Friendly Accommodations – Positioned to serve both transient and extended-stay guests • Proximity to Atlantic City – High visibility and access to Parkway North entrance • Stabilized Income Base – Consistent revenue stream with value-add upside • Billboard Sign Potential – Prime corner location for additional income or exposure • Ideal for Owner-Operator or Passive Investor – Turnkey setup with flexible management options **Value Proposition** This property offers a cost-effective entry into the competitive Atlantic County lodging market, with expansion, repositioning, or rebranding opportunities for seasoned operators and new investors alike.

PROPERTY DETAILS

| | | | |
|-------------|------------------|-------------------|-------------------|
| Exterior | Outside Features | Parking/Garage | Interior Features |
| Block | Fence | 11 or More Spaces | Display Windows |
| Masonry | Restrooms | Paved | Handicap Features |
| Vinyl | Sewer | Asphalt | Security System |
| | Sign | Asphalt | Smoke/Fire Alarm |
| | | | |
| Basement | Heating | Cooling | |
| Crawl Space | Electric | Electric | |
| | | | |
| Water | Sewer | | |
| Public | Public Sewer | | |

