

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 Block  | Outside Features<br>Fence<br>Restrooms<br>Security System<br>Signage | ParkingGarage<br>11 or More Spaces<br>Paved<br>Cooling Electric | InteriorFeatures<br>Display Windows<br>Handicap Features<br>Security System<br>Smoke/Fire Alarm |
|  | Ask for Matthew Bader  | 3160 Asbury Avenue, Ocean City                                  |            |
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|   | Heating Electric   | For email to: mhb@bergerrealty.com                              |   |
|   | Public Sewer   | http://www.BADERCOLLINS.com                                     |   |