

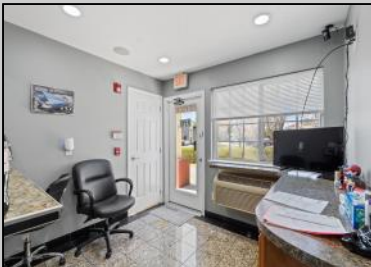
Berger Realty

Since 1928



Berger Realty, Inc.
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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 Block | Outside Features | Parking/Garage | Interior Features |
| | Fence | 11 or More Spaces | Display Windows |
| | Restrooms | Paved | Handicap Features |
| | Security System | | Security System |
| | Signage | | Smoke/Fire Alarm |
| | Ask for Theodore "Keith" Thompson | | |
| | Berger Realty Inc | | |
| | 109 E 55th St., Ocean City | | |
| | Heating | Cooling | |
| | Call: 609-399-4211 | Electric | |
| | Email to: tkt@bergerrealty.com | | |
| | Sewer | | |
| | Public Sewer | | |

