



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



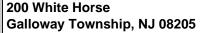












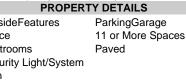
Asking \$1,299,000.00



## COMMENTS

Property Overview Positioned along the high-visibility corridor of White Horse Pike (U.S. Route 30) in Galloway Township, this 20-room motel offers strong signage exposure, accessibility, and a value-focused lodging option near Atlantic City. This two-story structure is ideal for hands-on operators, investors seeking stable occupancy, or developers exploring potential repositioning within CH (Commercial Highway) zoning. Key Features & Amenities • All guest rooms equipped with microwave, refrigerator, desk, and TV • Free Wi-Fi and public access internet • 24-Hour Front Desk for continuous guest service • Vending Machines on-site • 1.44 Parking Ratio per 1,000 SF — ample guest parking Investment Highlights • Prime commercial frontage along U.S. Route 30 • Fully operational with market-rate room pricing flexibility • Ideal for budget hotel operators, transitional housing models, or investor repositioning Zoned CH - supports a wide range of commercial applications (verify with township

Exterior	OutsideFea
Block	Fence
Masonry	Restrooms
Vinyl	Security Lig
	Sign
Racomont	Heating



Cooling Electric Electric

For Asett Afor Dori Adartysulti-Zoned Berger Realty Inc Sey 160 Asbury Avenue, Ocean City

Public Sewer Call: 609-399-0076 Email to: doa@bergerrealty.com InteriorFeatures **Display Windows** Handicap Features Security System Smoke/Fire Alarm

**HotWater** Gas

