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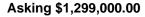














## COMMENTS

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

	PROPERTY DETAILS		
Exterior	OutsideFeatures	ParkingGarage	Interi
Block	Fence	11 or More Spaces	Displa
Masonry	Restrooms	Paved	Hand
Vinyl	Security Light/System		Secu
·	Sign		Smol
Rasement	Heating	Cooling	HotW
	Electric	Electric	Gas
	For Ast Aur Ken Sedbreunty Zoned		
	Berger Realty Inc		

Sey 460 Asbury Avenue, Ocean City Public Sewer Call: 609-399-0076 Email to: kas@bergerrealty.com nteriorFeatures isplay Windows andicap Features ecurity System moke/Fire Alarm

HotWater Gas

