

# Berger Realty

Since 1928



Berger Realty, Inc.  
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726-730 Ocean Ave  
Ocean City, NJ 08226

Asking \$8,750,000.00



## COMMENTS

Unmatched Investment Opportunity – Dual Hotel Portfolio in the Heart of Ocean City, NJ! Now available: a rare chance to acquire TWO established hospitality properties in one of the most coveted beach destinations on the East Coast! Located just steps from the Ocean City boardwalk and beaches, 724 Ocean Avenue and 617 E 8th Street are being offered as a combined hotel package — delivering prime location, proven cash flow, and substantial upside potential. 724 Ocean Avenue (The COVE Hotel): A classic shore hotel featuring 29 guest rooms (plus 10 additional bonus room to house staff), swimming pool, on-site parking, common living room, and on-site amenities — ideal for short-term rentals, group lodging, or seasonal stays. The Cove is newly renovated making it a turnkey opportunity. 617 E 8th Street (The BLUE WATER Inn): Just around the corner, this second hotel property adds 40 additional rentable units with a parking lot, which includes 32 hotel suites, 5 apartments and 3 currently leased commercial units, perfect for expanding occupancy and revenue. This hotel is one of the last moderately priced hotels and "value add" property available in Ocean City. Key Investment Highlights: • Prime boardwalk/beach-block location • Combined high-capacity lodging potential • Strong repeat guest base • Zoned for hospitality • Turnkey operation or value-add opportunity • Perfect for boutique hotel operators, group rental hosts, or portfolio investors Opportunities like this rarely come to market — own a piece of Ocean City's thriving tourism economy with two centrally located hospitality assets that offer immediate income and long-term appreciation. Each hotel property (724 Ocean Ave & 617 E 8th St) is listed separately for sale. This offering is for your a package only while still available as a combo sale. Shown by

and proof of funds required.  
Ask for Lucien "Lah" Calcara

## PROPERTY DETAILS

Berger Realty Inc.  
3160 Asbury Avenue Ocean City  
Call: 609-399-0076  
Email to: luc@bergerrealty.com



Cooling  
Ceiling Fan(s)  
Window Units

HotWater  
Gas

Public

Sewer  
Public Sewer