

# Berger Realty

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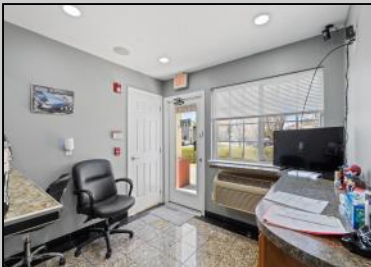


Berger Realty, Inc.  
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Ocean City, NJ 08226  
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739 2nd Ave White Horse  
Galloway Township, NJ 08205

Asking \$1,499,000.00



## 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>Seating<br>Signage        | ParkingGarage<br>11 or More Spaces<br>Paved | InteriorFeatures<br>Display Windows<br>Handicap Features<br>Security System<br>Smoke/Fire Alarm |
|  | Asker: Brandon Howell                                               |                                             |            |
|                                                                                     | Berger Realty Inc                                                   |                                             |                                                                                                 |
|                                                                                     | 3160 Asbury Avenue, Ocean City                                      |                                             |                                                                                                 |
|                                                                                     | Call: 609-399-0076                                                  |                                             |                                                                                                 |
|                                                                                     | Email to: bah@bergerrealty.com                                      |                                             |                                                                                                 |
|                                                                                     | Heating<br>Electric<br>Cooling<br>Electric<br>Sewer<br>Public Sewer |                                             |                                                                                                 |