

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



617 8th Street, Ocean City, NJ, 08226

Price \$3,900,000.00

## PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  |          |
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   |          |
| Type         |          |
| Block Number | 705      |
| Listing #    | 590176   |
| Taxes        | 12348.00 |

## COMMENTS

*This is the very BEST VALUE-ADD ON THE JERSEY SHORE ISLAND RESORT MARKET! Current Cash Flow Valuations are at a 9%+ CAPRATE which makes this fabulous buy an INVESTOR'S DREAM INCOME ACQUISITION OPPORTUNITY & WITH TONS OF UPSIDE! The Blue Water Inn Hotel is a 40-Unit Mixed Use commercial investment property, with parking! This income producing gem is centrally located on a HI...*

## PROPERTY FEATURES

|                          |   |   |                         |
|--------------------------|---|---|-------------------------|
| OutsideFeatures<br>Porch | ParkingGarage<br>None                     | OtherRooms<br>Laundry/Utility Rm<br>Living Room<br>Workshop | Basement<br>Crawl Space |
| Heating<br>None          | Cooling<br>Ceiling Fan(s)<br>Window Units | HotWater<br>Gas   | Water<br>Public         |
| Sewer<br>Public Sewer    |   |   |                         |

## CONTACT



Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-287-2888  
Email to: bak@bergerrealty.com

Scan to see Property page.



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