

Atlantic Motel

217 Broadway, Point Pleasant Beach, NJ 08742

PROPERTY SUMMARY

PROPERTY DESCRIPTION

A premier income-producing hospitality asset in one of New Jersey's most iconic Jersey Shore destinations. Ideal for owner-operators, hospitality investors, or developers seeking a prime Jersey Shore foothold.

PROPERTY HIGHLIGHTS

- This well-established motel offers approximately 50 guest rooms across two stories, featuring a mix of double, queen, and king configurations. Standout amenities include one of the largest seasonal outdoor swimming pools in Point Pleasant Beach, free on-site parking, and complimentary WiFi.
- The Atlantic Motel operates as a turnkey, cash-flowing business with a proven track record of occupancy, particularly during the peak summer months. Its family-friendly atmosphere, consistent maintenance, and desirable location support reliable revenue streams from nightly and weekly stays. Free beach passes and the standout pool enhance guest appeal and competitiveness in the local market. The property benefits from strong repeat visitation and positive reviews for cleanliness and convenience, positioning it for stable NOI and potential upside through operational enhancements, extended shoulder seasons, or minor renovations.
- Beyond its current use as a successful motel, the site offers compelling redevelopment opportunities. The generous lot size and prominent Broadway location provide a platform for higher-density hospitality, mixed-use, or boutique concepts that capitalize on the area's tourism-driven economy. Opportunities may include modernizing the existing structure, expanding amenities, or pursuing entitlements for new construction aligned with the borough's vision for the Broadway corridor.
- The property is zoned Resort Commercial (RC), which explicitly supports hotels, motels, and related hospitality uses. This zoning district accommodates tourist-oriented development and includes provisions for restaurants (with conditions) and other compatible amenities, making it ideal for both continued operation and thoughtful redevelopment.
- In summary, the Atlantic Motel represents an exceptional opportunity to acquire a performing hospitality asset in a high-demand Shore market, with immediate income potential and significant upside for value-add improvements or repositioning. Its location, amenities, and RC zoning create a rare combination of stability today and growth tomorrow in one of New Jersey's most beloved beach communities.



OFFERING SUMMARY

SALE PRICE:	\$7,900,000
NUMBER OF ROOMS:	49
LOT SIZE:	±0.86 Acres
BUILDING SIZE:	±20,890 SF
NOI:	\$717,153.00
CAP RATE:	9.08%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	183	800	2,642
TOTAL POPULATION	432	1,904	6,559
AVERAGE HH INCOME	\$129,071	\$159,575	\$195,117

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HOSPITALITY FOR SALE

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ADDITIONAL PHOTOS



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LOCATION MAP



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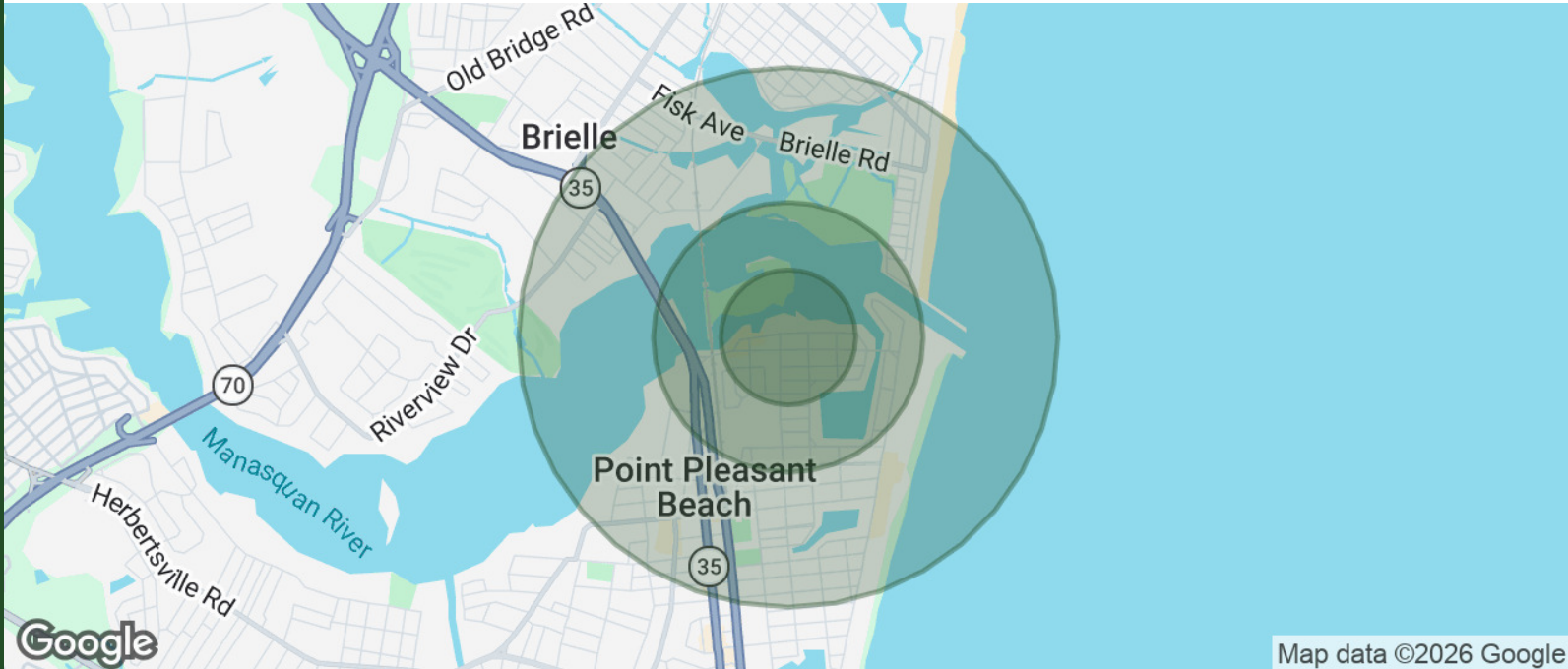
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	432	1,904	6,559
AVERAGE AGE	52.8	53.4	49.9
AVERAGE AGE (MALE)	52.6	53.6	50.4
AVERAGE AGE (FEMALE)	51.4	51.2	48.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	183	800	2,642
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$129,071	\$159,575	\$195,117
AVERAGE HOUSE VALUE	\$768,248	\$780,290	\$832,331

2023 American Community Survey (ACS)

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MISSION STATEMENT AND OUR SERVICES

Our mission is to provide the finest, most professional real estate services to our clients, exceeding their expectations and delivering total satisfaction. Our approach maximizes the value of real estate while minimizing client costs. We combine creativity, real estate specialists, total market expertise, and integrity to achieve comprehensive solutions to real estate needs. Our salespeople have access to reliable resources and the latest technology and support systems available in the industry.

Our vision is to create an environment of constant improvement, resulting in an ever-increasing quality of our services. We will continuously seek to improve every activity and process in the company. We believe that as good as we are today, we must be better tomorrow. Our drive to improve is both continuous and relentless. We strive to be the unsurpassed standard of comparison.

Our commitment is to listen to the voice of the client, understanding their perspective to implement the real estate plan, and to satisfy their needs at a cost that represents real value. We at Sitar Realty Company believe that the complexities of real estate demand a total approach to client needs and space requirements combining ever-improving creativity and multi-functional skills. Our initiatives meet this challenge three ways: in-depth needs assessment, timely information, and dynamic solutions that create long-term value.

We believe the only real test of performance is the quality of services that we provide to the clients we represent. Over the long term, we must consistently exceed their expectations.

Finally, and perhaps most importantly, we will conduct ourselves in an exemplary manner with all our clients and customers, both large and small, thereby creating long-term relationships with them, whether the service is brokerage, consulting, market research, or corporate investments.

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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