

**For Sale 46  
Room  
Motel**

**Just a few property facts:**

**2 story**

**22,000sq.ft bldg.**

**25 king suites 12x34 ft**

**19 dbl queens 12x30 ft & 1 Apt.**

**All rooms have whirlpools**

**Kings huge 4x6 ft tub**

**51 car Parking lot**

**Asking \$2.99 M**



**Atlantic Inn Motel**

1012 Black Horse Pike, Pleasantville, NJ 08232

Grace Properties  
225 White Horse Pike  
Absecon NJ 08201  
609-485-2262

**Call Sheldon Grace for More Info: 609-457-4994**

46 units all units have their own sub electric panels the motel has a basement swimming pool in the heart of the business district Sams Club across the street Walmart and others. Each room has its own sub panel for possible conversion to apartment. Motel has a partial basement with bathroom small kitchen, there's a pool, lobby with breakfast area, table and chairs to bring back franchise. Just a few property facts:

- 2 story
- 22,000sq.ft bldg.
- 25 king suites 12x34 ft
- 20 dbl queens 12x30 ft
- All rooms have whirlpools
- Kings huge 4x6 ft tub
- 51 car Parking lot

Each room has its own sub panel for possible conversion to apartment. Motel has a partial basement with bathroom small kitchen there's a pool lobby has breakfast area with table chairs to bring back franchise

## 2021 Groos Revenue: Over \$750.000 with Franchise

25 King bedded Whirlpool Suites 12ft x 34ft each.

- each with 80-amp square D subpanel in room
- each with 6ft x 4ft in- bedroom whirlpool
- full standard bathroom
- each room individual hot and cold-water supply
- SHUT-OFF (from 1st Floor Ceiling)
- microwave
- mini refrigerator
- 42" x 16" PTAC HVAC in each room

20 Queen bedded rooms 12ft x 30ft each.

- each with 80-amp square D subpanel in room
- \* each with 5ft x 4ft in - bathroom shower/whirlpool tub combos
- \*
  - each room individual hot and cold-water supply SHUT-OFF
  - microwave
  - mini refrigerator
  - 42" x 16" PTAC HVAC in each room

Plus:

- Lobby + Breakfast area (Can be converted to 4 additional rentable units... with approvals)
- FULL managers apt.
- Motel laundry room -
- SPEEDQUEEN Stacked commercial dryer and room for 3 standard washer's hook-ups.
- ICE MACHINE room with an ICE machine + dispenser.

## NEARBY AMENITIES

### DINING

McDonalds, KFC, Taco Bell, Burger King, PaPa John's, Texas Roadhouse, WaWa, Ni-zam Indian Restaurant, and many more.

### EDUCATION

- Stockton University

### ENTERTAINMENT

- Atlantic City Casino & Resorts
  - Borgata Hotel, Casino & Spa
  - Caesars Hotel & Casino
  - Hard Rock Casino Atlantic City
  - Harras's Hotel & Casino
  - Ocean Casino Resorts
  - Tropicana Atlantic City
- Blue Heron Golf Club
- Pomona Campground

### MEDICAL

- AtlantiCare Medical Center

### RETAIL

- ◆ Super Walmart
- ◆ Boscovs
- ◆ Spencer's US Corp Headquarters
- ◆ Sams Club.

# Call Sheldon Grace for More Info: 609-457-4994