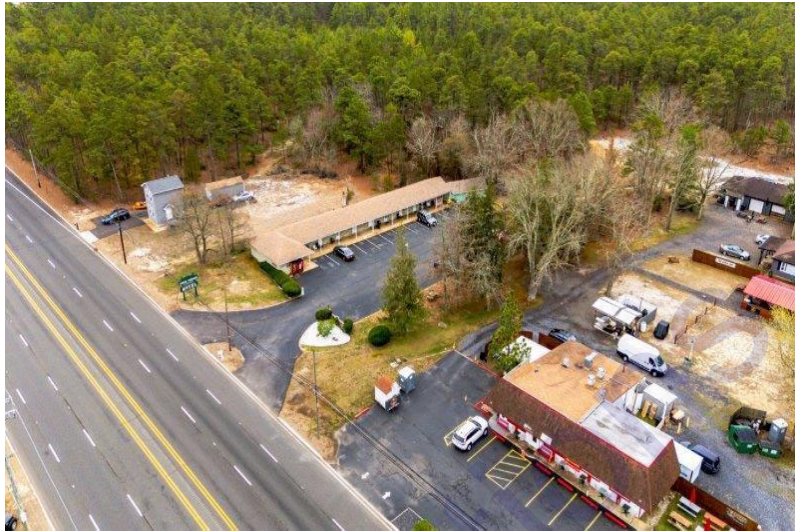




AC AUCTIONS – AUCTION CATALOG

GREEN TERRACE MOTEL | FOLSOM, NJ



📍 Green Terrace Motel 1005 Black Horse Pike, Folsom, NJ 08037
Value at \$999,900 – 1,100,000.00 Starting Bid: \$499,000.00
Total Site: ±40 Acres | Zoning: Mixed-Use (verify locally)

◇ Property Overview

Green Terrace Motel — 11 Rooms
1005 Black Horse Pike, Folsom, NJ 08037

Auction Date: June 13, 2026
Auction Time: 10:30 AM (*confirm exact time*)
Starting Bid: \$499,000

A rare opportunity to acquire a diversified, income-producing estate positioned along highly trafficked **Black Horse Pike**, just minutes from major South Jersey corridors. The **Green Terrace Motel** spans approximately **40 acres** and offers immediate cash flow and long-term development upside. This turnkey operation includes a fully operational motel, and expansive land with subdivision potential.

INVESTMENT OVERVIEW

Turnkey 11-unit motel situated on approximately 40 acres with immediate in-place income and substantial long-term development upside. Strategically positioned along Black Horse Pike (Route 322), offering strong visibility and access to major South Jersey corridors.

Asset Components

- **11-Unit Operational Motel**
Fully functional with office/reception space, well maintained, and delivering stable rental income.
 - **38± Acre Connected Lot**
Primed for development, agriculture, recreation, or potential subdivision (confirm with zoning).
 - **Two Detached Storage Garages**
Suitable for personal use, operations storage, or rental to third parties.
-

Investment Highlights

- **Turnkey Operations** – Revenue-producing motel and residence from Day 1
 - **Flexible Use Potential** – Hospitality, residential rental, recreational use, or mixed-use development
 - **High Visibility Location** – Excellent frontage along Black Horse Pike (Route 322)
 - **Land Appreciation Opportunity** – Large contiguous parcel offers substantial long-term growth or exit options
 - **Owner-Operator Ready** – Live and work on-site, or operate remotely with staff
-

💡 Ideal For:

- Boutique Motel Operators
- Multi-Use Developers
- Long-Term Land Investors
- Transitional Housing Providers
- 1031 Exchange Investors

Given the property's substantial land size, multiple revenue-generating components, and potential for future development, it represents a significant investment opportunity. For a more detailed valuation or to explore similar investment opportunities, consulting with a local commercial real estate professional is advisable.



LOCATION ADVANTAGE

- Direct frontage on Black Horse Pike (Route 322)
- Minutes to Atlantic City Expressway
- Strong regional traffic exposure
- Positioned within growing South Jersey corridor

DISCLAIMER

Information deemed reliable but not guaranteed. Buyer responsible for independent due diligence.

CONTACT: AC Auctions 609-705-9143

www.ACAuctions.net

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NEWELL, NJ 07000044	Exempt Value	^
	Total Assessed Value	5,0
	Additional Lots	
Special Taxing Districts	Deductions	0

There is a Lien on this Property.

Property Tax **Lien**

[\\$ Make a Payment](#)
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[Projected Interest](#)
[Tax Rates](#)
[PAS-1 Form Info](#)

Last Payment: 11/24/25

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
6	/01/26	Tax	1,380.04	1,380.04	.00	1,380.04	Open
26	5/01/2026	Tax	1,380.04	1,380.04	0.00	1,380.04	Open
Total 2026			2,760.08	2,760.08	0.00	2,760.08	
25	2/01/25	Tax	1,287.80	0.00	0.00	0.00	Paid
25	5/01/2025	Tax	1,287.80	0.00	0.00	0.00	Paid
25	8/01/2025	Tax	1,472.28	0.00	0.00	0.00	Paid
25	11/01/2025	Tax	1,472.27	0.00	0.00	0.00	Paid
Total 2025			5,520.15	0.00	0.00	0.00	
24	02/01/24	Tax	1,294.85	0.00	0.00	0.00	Paid
24	05/01/2024	Tax	1,294.85	0.00	0.00	0.00	Paid
24	08/01/2024	Tax	1,280.75	0.00	0.00	0.00	Paid

Folsom Borough, NJ
 Need help? Contact
 contact the Borough of Folsom at
 (609)561-3178.



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AC Auctions

GREEN TERRACE

MOTEL