

C 3011233  
Active**4804 LONG BEACH BLVD, Long Beach  
Twp, NJ 08008**

(1)

List  
Price : \$2,490,000

County: Ocean  
 Section: Holgate  
 Block: 1.31  
 Lot: 16  
 Qual. Code:  
 Addl. Lot  
 #s:  
 Lot Dim: 82 ft x 110 ft  
 Apx. Acres: .21  
 Primary Loc: Bayside

Municipality: Long Beach Twp  
 Subdiv/Comp:  
 Zoning: R50  
 Tax Year: 2006  
 Taxes: 10100  
 Assmnt Land: \$765,600  
 Improvements: \$328,900  
 Tot. Assd. Value: \$1,094,500  
 Year Built:  
 Sale Incl: Bus & RE

SQFT Bldg: 1  
 Bldg. Height Ft:  
 Stories:  
 Rail Siding:  
 Baths:  
 Elec. Meters:  
 Net Lease Area:

SQFT Retail:  
 Tot. Bldgs:  
 Elevators:  
 Loading Dks:  
 Waterview:  
 Gas Meters:  
 Cap Rate:

SQFT Office:  
 Res. Units:  
 Off Str. Pking: Yes  
 Overhead Doors:  
 Waterfront: No  
 Water Meters:  
 Expenses:

SQFT Whse:  
 Comm. Units:  
 Parking Spcs:  
 Overdoor Ht:  
 Wtr Frnt Ft:  
 Gross Op Inc:  
 Net Op Income:

HOA: No  
 HOA \$/Mo: \$  
 HOA Phone: () -  
 HOA Name:

Initial Fee: \$  
 Flood Plain: Y  
 Lease/Purch: No

List Type: Exclusive Right  
 Agency Rel: Dual Disclosed  
 Sale/Lease/Both: Sale  
 Lease Price: \$

Features:  
 Special Info: Other  
 Docs. Avail:

Prop. Type: Commerical , Hotel/Motel  
 Lot Desc: Irregular  
 Roof: Asphalt Shingle  
 Road: Paved  
 Water/Sewer: Public Sewer , Public Water  
 Sale Inc:  
 Restrictions: None  
 Closing: Immediate

Ownership:  
 Construction: Other  
 Heat/Cooling: Cooling - Central Air , Heat - Baseboard Electric , Heat - Forced Air  
 Parking:  
 Utilities: Electric - On Property , Gas - On Property  
 Leases:  
 Terms:

Directions: Long Beach Blvd. south to Holgate --#4804 S. Long Beach Blvd.

Remarks: 10 unit motel plus 3 bedroom, 2 bath attached dwelling. House has gas hot air heat and central air, 2 car garage plus laundry room. Motel has 5 units w/1 queen bed, 5 units w/2 double beds, 8 units have portable heaters, 2 units have electric baseboard heat, handicap accessible. Ample parking. 30 - 35 customers are repeats. Call for more information.

Prepared by: DANIEL TAYLOR

Email : dtaylor@ganderson.com

G. Anderson Agency - HB

Off. Ph# : (609) 492-1277

12001 Long Beach Blvd

Agt. Ph# : (609) 492-1277

Haven Beach, NJ 08008

Cell Ph# : () -

--- Information herein deemed reliable but not guaranteed ---  
 Copyright 2005 Ocean County Board Of Realtors © 02/10/2007 12:41 PM

This display was created 02/10/2007.

While the information was believed accurate at that time, all information is subject to verification.