

BANK LIQUIDATION – DEVELOPMENT OPPORTUNITY

SUNRISE MOTEL

16-UNIT REDEVELOPMENT PROJECT

435 E Absecon Blvd, Absecon, NJ

ASKING PRICE

\$349,000

South Jersey Regional MLS
609901



VIEW LISTING



HIGH-UPSIDE MOTEL TO MULTIFAMILY CONVERSION OPPORTUNITY
PRE-AUCTION OPPORTUNITY | AUCTION DATE: JULY 2026 (TBD)

INVESTMENT HIGHLIGHTS

- \$** \$550,000+ Already Invested
75–85% construction complete
- 🏠** 16 Total Units Planned
15 One-Bedroom Units
1 Two-Bedroom Apartment
- ✅** Violations Resolved
All fines and violations
now reduced to \$0
- 🕒** Completion in 3–6 Months
Est. \$100K – \$150K remaining
to complete
- 📍** High-Exposure Location
HD-1 Zoning on
Route 30 Corridor

PROPERTY OVERVIEW

The Sunrise Motel redevelopment represents a high-upside, near-complete motel-to-multifamily conversion opportunity along the Absecon Blvd corridor, with approximately 75–85% of construction completed toward a 16-unit layout.

Permits are currently being reapplied for following the building department inspection scheduled for May 11, 2026. Legal counsel is preparing a comprehensive zoning submission package, including architectural renderings and a proposal for specialty housing (veterans or 55+ housing).

No approvals have been granted to date. Zoning hearing anticipated in July 2026.

Bank will continue advancing permits and approvals through closing.

PROPERTY DETAILS

- Address: 435 E Absecon Blvd, Absecon, NJ 08201
- County: Atlantic County
- Zoning: HD-1 (Highway Commercial)
- Property Type: Hospitality / Redevelopment
- Planned Units: 16 Total
(15x 1BR / 1x 2BR Apartment)
- Building Size: ~3,400 – 3,600 SF (Est.)
- Lot Size: ±0.75 Acres (Est.)
- Year Built: Existing Structure
- Construction Status: ~75–85% Complete
- Materials On Site: ~90%
- Utilities: City Water / Sewer / Electric
- Use Options: Motel, Multifamily
(Pending Approvals), Veterans or 55+ Housing, Mixed-Use

FINANCIAL SUMMARY

Asking Price: \$349,000
Prior Investment: \$550,000+
Remaining Construction:
\$100,000 – \$150,000 (Est.)
Projected Completion: 3 – 6 Months

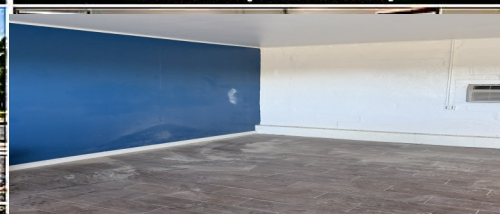
VALUE-ADD POTENTIAL

- ✓ Immediate equity through completion and lease-up
- ✓ Strong rental demand in Absecon corridor
- ✓ Proven adaptive reuse strategy (Veterans Village – 0.2 Miles Away)
- ✓ Ideal for investors, developers, and operators seeking cash-flowing assets

EXTERIOR



INTERIOR (IN PROGRESS)



SITE AERIAL VIEW



FOR DETAILS,
CALL ROBERT SALVATO
609-705-9143

Auctions
609-705-9143
www.AcAuctions.net



rs@acauctions.net



www.acauctions.net

All information is deemed reliable but not guaranteed. Buyer is responsible for conducting their own due diligence.



BANK LIQUIDATION – DEVELOPMENT OPPORTUNITY

Bank Liquidation Of Hard Money Loan Take Back

SUNRISE MOTEL: (15) Unit (1) 2 Bedroom, 1 Bath Apartment.”

435 E Absecon Blvd, Absecon, NJ

Asking Price: \$349,000

DEVELOPMENT & INVESTMENT PACKAGE

South Jersey Regional MLS # 609901

<https://zsvc.paragon.ice.com/s/goto/ZcDcbRhy-r2>



The Sunrise Motel redevelopment represents a high-upside, near-complete motel-to-multifamily conversion opportunity along the Absecon Blvd corridor, with approximately 75–85% of construction completed toward a 16-unit layout (15 one-bedroom units and one two-bedroom apartment). The prior owner incurred over \$50,000 in fines and violations due to improper permitting; all fines and violations have since been fully mitigated and reduced to zero (see attached documentation). The new owner will be able to utilize permits currently being reapplied for following the building department inspection scheduled for May 11, 2026, which will reinitiate the permitting process. Legal counsel is actively preparing a comprehensive zoning submission package, including architectural renderings and a formal proposal to convert the asset into a specialty housing model such as veterans or 55+ housing. No approvals have been granted to date, and all entitlements remain in the pre-approval phase, with a zoning hearing anticipated in July 2026. If the property is to be kept as a hospitality/motel use, no additional approvals are required—only a new Certificate of Continued Occupancy (CCO) upon project completion.

The bank will continue advancing permits and approvals through the closing process, providing continuity for a buyer to step into a streamlined approval pathway. With over \$550,000 already invested and a pre-approved short sale at \$349,000, the opportunity offers immediate upside through completion and lease-up, while aligning with proven local adaptive reuse strategies, as demonstrated by nearby Veterans Village, a motel conversion into supportive housing located in Absecon approximately 0.2 miles away. Do not miss this opportunity.

This is a one-time pre-auction opportunity—act now before it hits the auction block. Auction date: July 2026 (TBD).

Unit Breakdown & Building Area Summary

Sunrise Project – 435 E Absecon Blvd, Absecon, NJ

One-Bedroom Units (16 Total – Estimated)

- Unit Type: 1 Bedroom / 1 Bathroom with kitchenette
- Bedroom/Living Area (Est.): $12' \times 16' \approx 192$ SF
- Bathroom (Est.): $5' \times 8' \approx 40$ SF

🔑 Estimated Total per Unit: ~230 SF

🔑 Estimated Total (16 Units): ~2,800 – 2,900 SF

Two-Bedroom Apartment (1 Unit – Estimated)

- Bedroom 1 (Est.): $9' \times 12'$
- Bedroom 2 (Est.): $9' \times 16'$
- Bathroom (Est.): $8' \times 5'$
- Living Room (Est.): $9' \times 12'$
- Kitchen (Est.): $8' \times 9'$

🔑 Estimated Apartment Living Area: ~450 – 500 SF

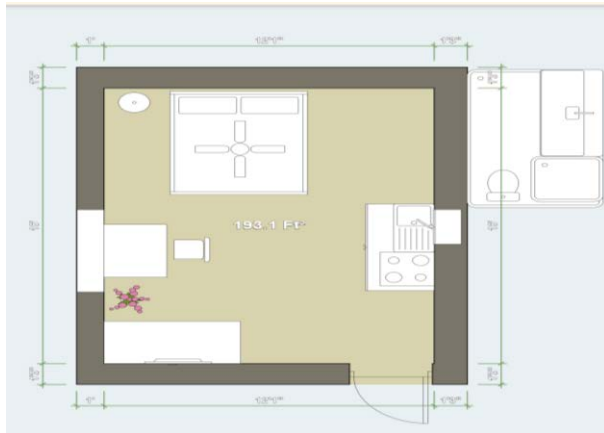
Additional Spaces (Estimated)

- Office (Est.): $10' \times 15'$
- Utility / Support Space: Included (estimated within total)

Total Building Area (Estimated)

🔑 Estimated Total Living & Functional Space: ~3,400 – 3,600 SF

What is proposed for completed project:



Construction Status

- Project Completion: ~75% complete (estimated)
- Materials On Site: ~90% of required materials secured (estimated)

Prior Project Basis in 2024

- Acquisition: \$399,000.00
- Construction Completed: (\$150,000) – new roof, entire exterior painted, fully gutted interior with new flooring, sheetrock, electrical service, and plumbing. Bathrooms still require completion; most materials are on site.
- Remaining Construction: \$100,000 – \$150,000 (est.)

The remaining scope is limited to final construction completion, finishes, and operational readiness, with an anticipated completion timeline of approximately 3–6 months.

Video Tour Below:

https://drive.google.com/file/d/1jKUI6eT_Sbyt5OPDb1lmf-g0rIV948cp/view?usp=sharing

Picture Package:

https://drive.google.com/file/d/14-0IAcnFgW0EtB_sTNES-g0liw7RsMsL/view?usp=sharing

All information is deemed reliable but not guaranteed. Please perform your own due diligence.

Additional Info from Web Search

Zoning – Sunrise Motel (435 E Absecon Blvd)

The Sunrise Motel is zoned:

HD-1 (Highway Commercial / Highway Development Zone)

What HD-1 Zoning Means (Absecon)

This is a high-exposure commercial corridor zoning designation along Route 30 designed to support highway-oriented uses.

Permitted / Typical Uses

- Hotel / motel (existing use is conforming)
 - Retail and commercial services
 - Office or service-based businesses
 - Daycare and similar commercial uses
 - Potential for expanded hospitality (e.g., larger hotel redevelopment)
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Development Implications for Your Project

1. Motel / Hospitality Use

- Fully permitted by right under current zoning
- No zoning change required
- Only construction completion + CCO needed to operate

2. Multifamily / Specialty Housing (Veterans, 55+)

- NOT automatically permitted by right under HD-1
- Requires:
 - o Zoning Board approval (use variance or redevelopment approval)
 - o Formal application + hearings (aligned with your July timeline)

3. Redevelopment Upside

- Zoning supports intensification of commercial use
- Prior listings indicate potential for:
 - o Larger hotel expansion (50+ units conceptually)
 - o Mixed-use or alternative commercial repositioning