



**3207-3209 Fairmount  
 Atlantic City, NJ 08401**

**Asking \$900,000.00**



**COMMENTS**

Well established bar on Fairmount Ave! The staple in Atlantic City Proud Mary's is a one of kind bar located on large spacious lot and includes the vacant lot next door as well! Newer vinyl flooring, two pool tables, bar with around 14 bar stools, new A/C and Heater. Kitchen includes ice maker, bay Marie, fryer, walk in freezer, storage for liquor, commercial fridge. Upstairs is being renovated into a furnished jazz club. Liquor License included and can serve 24 hours. 3209 Fairmount has a separate entrance to the upstairs banquet space. 3205 would be perfect for outdoor dining or entertainment space! THIS IS A MUST SEE TO APPRECIATE!!

**PROPERTY DETAILS**

ParkingGarage	InteriorFeatures	Heating	Cooling
Other (See Remarks)	Display Windows Restroom Smoke/Fire Alarm	Gas-Natural	Central
Water Public	Sewer Public Sewer		



Ask for Ben Duncan  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: bmd@bergerrealty.com

