



**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<br>Restroom<br>Smoke/Fire Alarm | Gas-Natural | Central |
| Water<br>Public     | Sewer<br>Public Sewer                           |             |         |



Ask for Phillip Bellucci  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: pjb@bergerrealty.com

