

# Berger Realty

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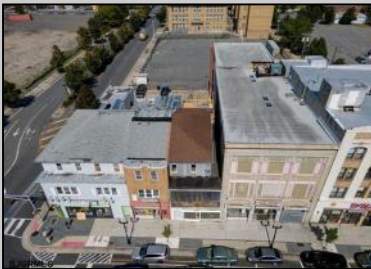
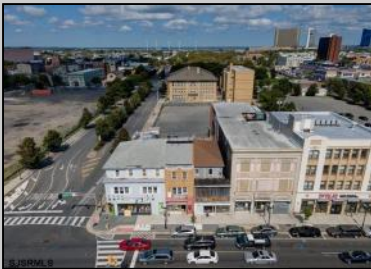


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**1637 Atlantic**  
**Atlantic City, NJ 08401**

**Asking \$475,000.00**



**COMMENTS**

INVESTOR ALERT- Turn Key Cash Flowing Commercial Mixed Use property ! 4,602.00 approx sq.ft building with a store front and 2 apartments . All units separate gas and electric . First Floor is a Commercial storefront with private bathrooms. The commercial space is approximately 2,200 square feet. Apartment 1 has Three bedrooms. Apartment 2 is renovated/remodeled Two bedroom with Den/extra sleeping area is located in the heart of it all !!! Den is located on the lower level of this two story unit . Plus very large private deck off the kitchen . New Kitchen ,Flooring ,lighting, doors plus all new trim. Freshly painted Close to the Atlantic City Hospital ,Casinos , beach and boardwalk. Convenient location for Casino or Hospital workers!!! Annual NOI of \$50,250.00 cap rate of at 10% \$502,500. 9% \$558,333 8% \$628,125 Rental income: Storefront \$2,500.00 or \$30,000.00 . per year , Second floor \$1,650.00 or \$19,800.00 per year . Third floor \$1,650.00 or \$19,800.00 per year . annual income of \$69,600,00 .Water & Sewer \$1,100.00 per year

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Deck	None	Den/TV Room	Gas-Natural
Sidewalks		Kitchen	See Remarks
Water	Sewer		
Public	Public Sewer		



Ask for J.K. Hepner, III  
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