

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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 Lureen "Lani" Calcara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: luc@bergerrealty.com

