

# Berger Realty

Since 1928



Berger Realty, Inc.  
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321 Atlantic Ave  
Atlantic City, NJ 08401

Asking \$395,000.00



## COMMENTS

Here is a great opportunity to own a renovated multi-dwelling in an amazing location in Atlantic City. The property has a commercial space on the ground level and one rented studio apartment with a reliable tenant who pays \$1150 per month. Additionally, the 2nd and 3rd floors have two fully renovated apartments with brand new bathrooms, kitchens, and appliances. The 2nd-floor unit is currently rented for \$1650 per month, while the 3rd-floor unit is rented for \$1500, a month-to-month lease, and available for showing with an appointment. The location is superb, with easy access to dining, shopping, and cultural centers, providing all necessary amenities within reach. It's just a block away from the famous casinos and beaches of Atlantic City. The whole building has views of the Absecon Lighthouse, the Ocean Casino, Hardrock, And Showboat, with a new Waterpark.

## PROPERTY DETAILS

|                 |               |            |              |
|-----------------|---------------|------------|--------------|
| OutsideFeatures | ParkingGarage | OtherRooms | Heating      |
| Curbs           | None          | Kitchen    | Baseboard    |
| Porch           |               |            | Gas-Natural  |
| Sidewalks       |               |            |              |
| Cooling         | HotWater      | Water      | Sewer        |
| Electric        | Gas           | Public     | Public Sewer |
| Window Units    |               |            |              |



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