



**12 SOUTH MOUNT VERNON
Atlantic City, NJ 08401**

Asking \$3,999,000.00



COMMENTS

ATLANTIC CITY'S PREMIERE NIGHT CLUB WITH 39,000 SQ FT OF NIGHT CLUBS AND A HOTEL WITH A PORTE-COCHERE UNDER THE BUILDING TO DROP OFF GUESTS TO FRONT CHECK IN OF HOTEL OR ENTRANCE TO MULTI CLUBS.THE MIDDLE OF THE BUILDING IS WHERE THE POOL AND DECK IS LOCATED WITH BEACH CHAIRS, A BAR, AND A FULL SERVICE SNACK KITCHEN, HAMBURGERS HOTDOGS AND MORE . THE LIQUOR LICENSE IS SOLD SEPARATE (BROAD C) PARKING FOR 50 CARS ONE BLOCK TO BOARDWALK AND CASINO'S (GROUND LEASE) MONTHLY FEE TO BE DISCUSSED WITH NEW OWNERS AT ONE TIME THERE WAS A LIQUOR STORE IN FRONT TO MANY THINGS TO MENTION MUST SEE BUILDING

PROPERTY DETAILS

Exterior Stucco	OutsideFeatures Fence Security Light/System Sign	ParkingGarage 11 or More Spaces	InteriorFeatures 220 Volt Electricity Fire Sprinkler System Restroom Storage Three Phase Electric
--------------------	---	------------------------------------	--

Basement Slab	Heating Gas-Natural Heat Pump Multi-Zoned	Cooling Central Electric Multi-Zoned	HotWater Gas
------------------	--	---	-----------------



Ask for Bob Wilkins
Berger Realty Inc
55th E 55th St., Ocean City
Call: 609-399-4211
Email to: bw@bergerrealty.com

