



**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	Cooling Central Electric	HotWater Gas
<p>Multifamily Zoned                  Call for Denise Kelly                  Berger Realty Inc                  3160 Asbury Avenue, Ocean City                  Call: 609-399-0076                  Email to: dlk@bergerrealty.com</p>			

