



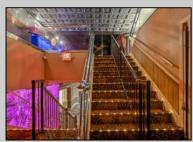
Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 info@bergerrealty.com













## **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 MUILTI 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** ParkingGarage 11 or More Spaces Fence Security Light/System Sign

InteriorFeatures 220 Volt Electricity Fire Sprinkler System Restroom Storage

Basement



Cooling Gas-Natural Central Flectric

Heating

Heat Pump MuAistofed Rodman Rietizeoned Berger Realty Inc Sew09 E 55th St., Ocean City Public Sewer Call: 609-399-4211 Email to: rpp@bergerrealty.com

