

# Berger Realty

Since 1928



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



**811 BALTIC**  
**Atlantic City, NJ 08401**

**Asking \$499,000.00**



#### COMMENTS

12 UNIT APARTMENT BUILDING IN NEED OF TOTAL RENOVATION THEIR IS OUTSTANDING SEWER CHARGE OF \$25,000 FOR CONNECTION FEE TO BE PAID BY BUYER THE SIDE YARD OF THE BUILDING IS BEING SUBDIVIDED OFF TO REMAIN WITH THE WAREHOUSE NEXT DOOR BUYER WILL NEED TO SIGN RELEASE FORM BEFORE ENTERING BUILDING ITS BEING SOLD IN IS AS-IS WHERE IS CONDITION ONE OF SELLERS HOLDS A NJ REAL ESTATE LICENSE

#### PROPERTY DETAILS

Exterior	Basement
Brick	Full
	Unfinished



Ask for J.K. Hepner, III  
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