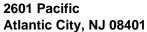




Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300







Asking \$549,000.00







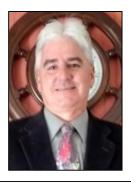


COMMENTS

Great investment opportunity to own (or lease to buy) a property located in Chelsea Development Area in Atlantic City. It is a mix-use, fully occupied multiple units building with three residential units on the second floor and one storefront on the first floor currently occupied by good, long term tenants. The current rental income is \$4000 per month. Since it\'s being managed by an absentee landlord so the rents haven\'t been increased since 2017, which is way below market value. With a little TLC, the new owner can easily collect \$7000 monthly income. The property is located in the intersection of Texas Ave and Pacific Ave. It is within 5 minutes walking distance to Tropicana casino, convenient store, beach, and jitney bus line that could take you throughout the Atlantic City. Meanwhile, it is also convenient to banks, highway, train station, and the Tanger outlet shopping area.

PROPERTY DETAILS

| Exterior | Heating | HotWater | Sewer |
|----------|-------------|----------|---------|
| Stucco | Baseboard | Gas | Private |
| | Multi-Zoned | | |



Ask for John Tonkinson
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: jtn@bergerrealty.com

