

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**2601 Pacific**  
**Atlantic City, NJ 08401**

**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 Tom Melchionni  
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