

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**23-25 Kentucky**  
**Atlantic City, NJ 08401**

**Asking \$895,000.00**



## COMMENTS

\*\*\* Group Investor Tour Wednesday 9/4/24 at 1pm SHARP! \*\*\* **PRICE IMPROVEMENT ON THIS AMAZING OPPORTUNITY!** \*\*\* Discover a prime investment opportunity in Atlantic City's vibrant Casino district! This mixed-use apartment building offers a fantastic chance to own a piece of this bustling area. The property includes nine one-bedroom apartments and two storefronts, with eight of the eleven units fully renovated. Two apartments are currently rented at \$1,350 on a month-to-month basis. The remaining units, previously used as Airbnbs, are renovated and furnished. The building features a comprehensive security camera system covering both the interior and exterior. Each unit is equipped with separate gas and electric meters. The building is serviced by one main heating boiler system and two water heaters. Don't miss out on this real estate jackpot - call today for details and to be notified of a planned upcoming investor group tour!

## PROPERTY DETAILS

ParkingGarage	Heating	HotWater	Water
None	Gas-Natural	Gas	Public
	Radiator		

Sewer  
Public Sewer



Ask for Norman Hartzel  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to:

