



2431 Fairmount Ave  
 Atlantic City, NJ 08401

Asking \$378,000.00



### COMMENTS

The property comprises a 2800+ sq ft building housing a warehouse and office space, complete with a reception desk. It is strategically positioned for use as a contractor distribution center or for any business necessitating indoor and outdoor gated parking for 8+ vehicles. The property's advantageous location ensures convenient accessibility to the Atlantic City Expressway and the Brigantine Connector Tunnel. Furthermore, it is equipped with bathroom facilities and gas heating. I highly recommend scheduling an appointment to view this property and encourage you to contact the listing agent to arrange a visit.

### PROPERTY DETAILS

| Exterior   | OutsideFeatures | ParkingGarage  | InteriorFeatures |
|------------|-----------------|----------------|------------------|
| Brick      | Fence           | 6 to 10 Spaces | Restroom         |
| Brick Face | Truck Door      |                |                  |
| Masonry    |                 |                |                  |
| Basement   | Heating         | HotWater       | Water            |
| Slab       | Forced Air      | Gas            | Public           |
|            | Gas-Natural     |                |                  |

Sewer  
 Public Sewer



Ask for Dave Zelinski  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: djz@bergerrealty.com

