

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**2312 ARCTIC**  
**Atlantic City, NJ 08401**

**Asking \$315,000.00**



#### COMMENTS

LEGAL TRIPLEX, VERY GOOD INVESTMENT IN THE HEART OF AC., THE DUCKTOWN AREA. TOP FLOOR IS A 2 BEDROOM 1 BATH, 2ND FLOOR IS 3 BEDROOM, ONE BATH, 1ST FLOOR IS A 2 BEDROOM. OWNER IS PUTTING THE FINAL TOUCHES ON THE 1ST FLOOR. 3 SEPARATE ELECTRIC METERS. NEW FLAT TOP ROOF, NEW HEATER. NEXT DOOR TO FORMICA AND DOWN THE STREET FROM THE WHITE HOUSE SUB SHOP.. BUYER RESPONSIBLE FOR ALL CERTS AND REPAIRS... SATURDAY 9-21-24 WAS THE LAST DAY FOR SHOWINGS....

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	None	Eat In Kitchen	6 Ft. or More Head
Deck		Kitchen	Room
Needs Work		Living Room	Unfinished
Sidewalks			
Heating	Water	Sewer	
Electric	Public	Public Sewer	



Ask for Norman Hartzel  
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