

# Berger Realty

Since 1928



Berger Realty, Inc.  
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3536 Pacific  
Atlantic City, NJ 08406

Asking \$1,599,000.00



SJSRMLS

### COMMENTS

Investment Opportunity: 100% Occupied Multifamily Property This well-maintained property boasts great yearly income and is fully occupied. Significant upgrades have been made to enhance both aesthetics and functionality, including modernized hallways and common areas featuring new ceiling lights, fire exit lights, and a comprehensive camera system. The building also features a new 20-year roof with updated metal and drainage systems. With an impressive cap rate, this property is a strong contender in today's market. Please see the enclosed income and expense statements. Ideally located on Pacific Avenue, this property benefits from proximity to the new buildings of Stockton University, oceanfront condominiums, and the renowned Knife and Fork restaurant, ensuring easy access to key attractions and major entryways.

### PROPERTY DETAILS

ParkingGarage	Heating	Cooling	HotWater
None	Radiator	Window Units	Gas
Water	Sewer		
Public	Public Sewer		



Ask for Dori Adams  
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