

# Berger Realty

Since 1928

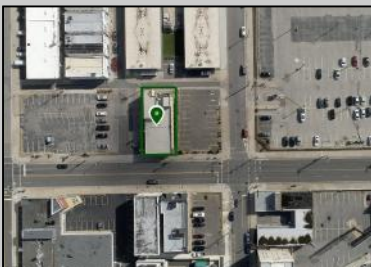


Berger Realty, Inc.  
 3160 Asbury Avenue  
 Ocean City, NJ 08226  
 1-877-237-4371 / 609-399-0076  
 info@bergerrealty.com



**3536 Pacific  
 Atlantic City, NJ 08406**

**Asking \$1,599,000.00**



SJSRML 5

**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 Tom Melchionni  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: tom@bergerrealty.com

