



**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 | | |

