



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040

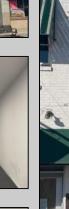


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2307 Atlantic Atlantic City, NJ 08401

Asking \$499,000.00











## **COMMENTS**

Attractive, well-maintained commercial storefront with two rented apartments in heart of AC retail activity in Ducktown area. Building sits on 2 lots with double frontage/visibility. Storefront is vacant & easy to show. Possibly for lease at \$2500 to qualified tenant. Apartments currently rented at \$975 (1 bdrm/20 yr tenant) & \$1400 (2bdrm). Apartment showings w/ 24 hr notice or at second showing. Storefront was Metro/T-Mobile. Great investment potential. Leases in place.

	PROPERTY DETAILS	
ior	ParkingGarage	InteriorFeatures

Basement Exterior Unfinished Brick Restroom None See Remarks Smoke/Fire Alarm

Heating HotWater Water Cooling Window Units Public Gas-Natural Gas

Tank in Basement

Sewer **Public Sewer** 



Ask for Carole Lelli Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: cll@bergerrealty.com

