

# Berger Realty

Since 1928



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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

|  |                         |  |                        |
|--|-------------------------|--|------------------------|
| Exterior<br>Brick<br>See Remarks           | ParkingGarage<br>None   | InteriorFeatures<br>Restroom<br>Smoke/Fire Alarm | Basement<br>Unfinished |
| Heating<br>Gas-Natural<br>Tank in Basement | Cooling<br>Window Units | HotWater<br>Gas                                  | Water<br>Public        |

Sewer  
Public Sewer



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