

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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	ParkingGarage	InteriorFeatures	Basement
Brick	None	Restroom	Unfinished
See Remarks		Smoke/Fire Alarm	
Heating	Cooling	HotWater	Water
Gas-Natural	Window Units	Gas	Public
Tank in Basement			
Sewer			
Public Sewer			

