



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



Ask for Ludwik Samselski  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: ls@bergerrealty.com

