



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

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|--|-------------------------|--|------------------------|
| 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 | | | |



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