



**325 Atlantic
 Atlantic City, NJ 08401**

Asking \$625,000.00



COMMENTS

****ATTENTION INVESTORS**** Located at the Jersey Shore, in a prime area of Atlantic City we have a ****FULLY RENOVATED**** ****FULLY OCCUPIED**** mixed-use commercial property offering an excellent ****TURNKEY**** investment opportunity. The building features (4) well-maintained units, including (3) residential apartments and (1) leased commercial space on the first floor. Recent updates include a ****BRAND NEW ROOF**** and extensive renovations to ****ALL MAJOR SYSTEMS**** within the past two years, minimizing future maintenance costs. ****APARTMENT 1**** consists of 1-bedroom (plus a den) and 1-bath on the first floor, rented for \$1,200/month on a month-to-month lease. ****APARTMENT 2**** is a 2-bedroom, 1-bath on the second floor, rented for \$1,450/month on a yearly lease due for renewal October 2025. ****APARTMENT 3**** is a 2-bedroom, 1-bath on the third floor, rented for \$1,400/month on a yearly lease that was just renewed February 2025. The ****COMMERCIAL SPACE**** is leased to a 24/7 take-out restaurant for \$2,100/month on a 5-year lease (exp. April 2029), with a guaranteed 5% rent increase per year! With a ****TOTAL GROSS INCOME OF \$73,800**** and a ****NET OPERATING INCOME (NOI) OF \$62,338****, this property presents a solid ****9.97% CAP RATE**** at the current asking price. The building's operating expenses include taxes of \$4,902/year, insurance at approximately \$5,000/year, and sewer/water costs shared equally with the commercial tenant, totaling around \$1,200/year for the owner. Additionally, electric and gas are separately metered for each unit, with tenants also responsible for heat and hot water. The property is strategically located in a high-traffic area of Atlantic City, just minutes from the iconic Atlantic City Boardwalk, and entertainment venues. It's an optimal location for long-term growth, highways and public transportation, making it a highly desirable area for and commercial ventures. With a thriving tourism industry and a growing retail in Atlantic City, this property represents a unique opportunity to fully benefit from the generating asset in one of the most desirable most active and growing markets in the United States.



Ask for **John Hepler** at
 Berger Realty, Inc.
 3160 Asbury Avenue, Ocean City, NJ 08226
 Call 609-399-0076

PROPERTY DETAILS

Email to: jnh@bergerrealty.com
 InteriorFeatures Basement
 Living Space Available 6 Ft. or More Head Cas
 Restroom Room
 Smoke/Fire Alarm Unfinished



Cooling	HotWater	Water	Sewer
Window Units	Gas	Public	Public Sewer