



**23 Kentucky**  
**Atlantic City, NJ 08401**

**Asking \$895,000.00**



**COMMENTS**

Seize a prime investment opportunity in Atlantic City's dynamic Casino District! This mixed-use apartment building presents an excellent chance to own property in this high-traffic area. It features nine one-bedroom apartments and two storefronts, with eight of the apartments being move-in ready. The building is equipped with a comprehensive security camera system covering both interior and exterior areas. Each unit has separate gas and electric meters, while heating is provided by a central boiler system with two water heaters. Additionally, the adjacent lot at 27 S Kentucky Ave is cross-listed for sale and can be purchased alongside this property. Don't miss this incredible investment opportunity—call today for details and to be notified about an upcoming investor group tour!

**PROPERTY DETAILS**

ParkingGarage	Heating	Water	Sewer
None	Gas-Natural	Public	Public Sewer
	Hot Water		
	Radiator		



Ask for Ben Duncan  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: bmd@bergerrealty.com

