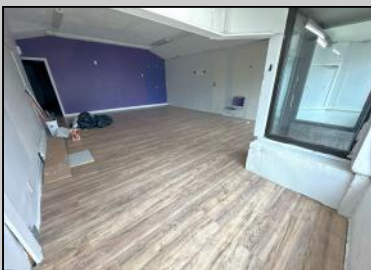
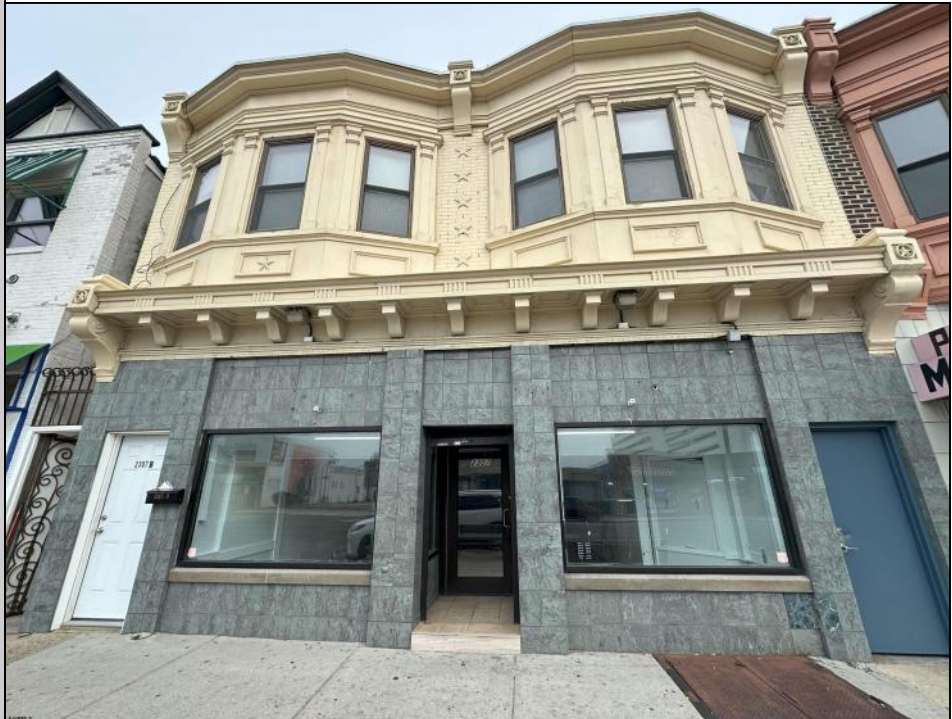




**2307 Atlantic**  
**Atlantic City, NJ 08401**

**Asking \$449,000.00**



### COMMENTS

Large commercial storefront with great warehouse space and two rented residential apartments in heart of AC retail activity in Ducktown area offering great car and foot traffic. Building sits on 2 lots with double frontage/visibility. Storefront is available for lease at \$2400 monthly to qualified tenant. Apartments currently rented at \$975 (1 bdrm/20 yr tenant) & \$1400 (2bdrm). Storefront was previously Metro/T-Mobile. Great investment potential. Leases in place. Property is being sold "as-is".

### PROPERTY DETAILS

|             |              |             |          |
|-------------|--------------|-------------|----------|
| Exterior    | Basement     | Heating     | HotWater |
| Brick       | Unfinished   | Gas-Natural | Gas      |
| See Remarks |              |             |          |
| Water       | Sewer        |             |          |
| Public      | Public Sewer |             |          |



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