



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com





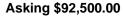








2834 Atlantic Atlantic City, NJ 08401





COMMENTS

ATTENTION INVESTORS - Tenant Occupied Studio Apt. Studio units are the best buy in the building with maximum return. This is the only studio unit on the market at this time. Lowest price unit in the building. Occupied by long-term Tenant. Current lease through 9-30-2025. Rent \$1119 per month. Income from day one with no down time or fit up cost. Unit is professionally managed by Realty Solutions LLC. Conveniently located. Close to beach and boardwalk, Tropicana Hotel and Casino and the Baltimore Bar and Grill, Dunkin Donuts and 7-11 in walking distance along with shopping. Bus Stop at corner of Brighton. Building has Parking available on wait list at market rate. Parking Lot across street as well as street parking with permit / metered. NOTE: Photos taken prior to Tenant move in.

PROPERTY DETAILS			
ParkingGarage See Remarks	Heating Electric Space/Wall/Floor	Cooling Wall Units	HotWater Tankless-electric
Water Public Water	Sewer Public Sewer		



Ask for Kevin Halliday Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: keh@bergerrealty.com

