

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



1637 Atlantic, Atlantic City, NJ, 08401

Price \$475,000.00

### PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	
Type	
Block Number	290
Listing #	580707
Taxes	8782.00

### COMMENTS

**10.6% CAP RATE!! INVESTOR ALERT - Turnkey Cash Flowing Commercial Mixed Use property! Located next to the new development site of a 125,000 Square foot agricultural museum. This Mix-use property consists of approximately 4,602 sq.ft. with a store front and 2 apartments. All units have separate gas and electric. First Floor is a Commercial storefront with 2 private bathroom...**

### PROPERTY FEATURES

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Deck	None	Den/TV Room	Gas-Natural
Sidewalks		Kitchen	See Remarks
Water	Sewer		
Public	Public Sewer		

### CONTACT



Ask for Barbara Fasy  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-602-4492  
Email to: bf@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



1637 Atlantic, Atlantic City, NJ, 08401

Price \$475,000.00

### PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	
Type	
Block Number	290
Listing #	580707
Taxes	8782.00

### COMMENTS

**10.6% CAP RATE!! INVESTOR ALERT - Turnkey Cash Flowing Commercial Mixed Use property! Located next to the new development site of a 125,000 Square foot agricultural museum. This Mix-use property consists of approximately 4,602 sq.ft. with a store front and 2 apartments. All units have separate gas and electric. First Floor is a Commercial storefront with 2 private bathroom...**

### PROPERTY FEATURES

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Deck	None	Den/TV Room	Gas-Natural
Sidewalks		Kitchen	See Remarks
Water	Sewer		
Public	Public Sewer		

### CONTACT



Ask for Barbara Fasy  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-602-4492  
Email to: bf@bergerrealty.com

Scan to see Property page.

