

# Berger Realty

Since 1926



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



2307 Atlantic, Atlantic City, NJ, 08401

Price \$499,000.00

## PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  |          |
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   | 1930     |
| Type         |          |
| Block Number | 280      |
| Listing #    | 590748   |
| Taxes        | 19677.00 |

## COMMENTS

*Attractive, well-maintained commercial storefront with two rented apartments in heart of AC retail activity in Ducktown area. Building sits on 2 lots with double frontage/visibility. Storefront is vacant & easy to show. Possibly for lease at \$2500 to qualified tenant. Apartments currently rented at \$975 (1 bdrm/20 yr tenant) & \$1400 (2bdrm). Apartment showings w/ 24 hr not...*

## PROPERTY FEATURES

|                  |               |                  |            |
|------------------|---------------|------------------|------------|
| Exterior         | ParkingGarage | InteriorFeatures | Basement   |
| Brick            | None          | Restroom         | Unfinished |
| See Remarks      |               | Smoke/Fire Alarm |            |
| Heating          | Cooling       | HotWater         | Water      |
| Gas-Natural      | Window Units  | Gas              | Public     |
| Tank in Basement |               |                  |            |

Sewer  
Public Sewer

## CONTACT



Ask for Kevin Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-7423  
Email to: keh@bergerrealty.com

Scan to see Property page.



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