

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9254  
Email to: pjs@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9254  
Email to: pjs@bergerrealty.com

Scan to see Property page.

