

# Berger Realty

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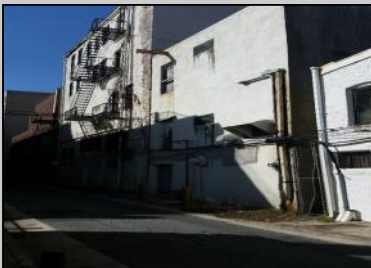


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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1410 Atlantic  
Atlantic City, NJ 08401

Asking \$324,900.00



## COMMENTS

Great retail location! In the heart of the downtown shopping district. Best foot traffic. Always busy. OWNERS ARE SERIOUS SELLERS. Schedule your showings and make your offer. At the listing price Seller's will provide financing to a qualified Buyer with 40% Down payment. Cash offers could be discounted! Property is being sold in "strictly AS IS" condition. Property is Zoned as Central Business District and will require an application be filed with the Casino Redevelopment Authority (CRDA). Building has 25FF on Atlantic Avenue with a depth of 150V/3750 SF. The building runs street to street as there is access to a rear alley. There is a second floor area for storage. Vacant and easy to see. By appointment only.

## PROPERTY DETAILS

Exterior Brick Stone	ParkingGarage None	InteriorFeatures 220 Volt Electricity Restroom Storage	Heating Baseboard Gas-Natural Hot Water
Cooling Electric	HotWater Gas	Water Public	Sewer Public Sewer



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