

# Berger Realty

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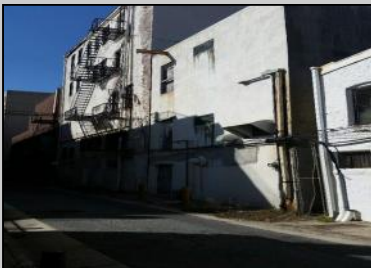
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

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1410 Atlantic  
Atlantic City, NJ 08401

Asking \$299,000.00



## 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 NOW \$299,000.00!! ALL Reasonable Offer will be considered. Property is being sold in "strictly AS IS" condition. Buyer responsible for ALL Inspections required by Atlantic City Zoning, Code Enforcement and Building Department. Property is Zoned as Central Business District and will require a application be filed with the Casino Redevelopment Authority (CRDA). Building has 25FF on Atlantic Avenue with a depth of 150\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	ParkingGarage	InteriorFeatures	Heating
Brick	None	220 Volt Electricity	Baseboard
Stone		Restroom	Gas-Natural
		Storage	Hot Water
Cooling	HotWater	Water	Sewer
Electric	Gas	Public	Public Sewer



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