



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



Asking \$490,000.00

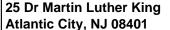
















## COMMENTS

Four-Story Mixed Use Investment Building in the heart of Atlantic City. Located in the Tourism, Opportunity and Green Zones, providing this building, and buyers, with lots of flexibility. 25 S MLK is one block from the beach/boardwalk and two blocks from the Orange Loop, Tanger Outlets, Claridge Hotel and Bally\'s Casino. This area provides lots of amenities for guests or tenants. Currently the building is comprised of one retail store and an apartment on the first floor with a land use showing four apartments and eight single rooms overall. Lots of potential here. Current owners recently updated the roof, siding, and windows. Sitting next to Atlantic City\'s Civil Rights Garden and Carnegie Center grant this building a beautiful setting unique to itself. Call for marketing package and P & L. **PROPERTY DETAILS** 

Water

Public

Heating Gas-Natural Hot Water Cooling Air Curtain Wall Units Sewer Public Sewer



Ask for F. Evans Campbell Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: fec@bergerrealty.com

