

# Berger Realty

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Berger Realty, Inc.  
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25 Dr Martin Luther King  
Atlantic City, NJ 08401

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

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



Ask for Sara Varani  
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