



**114 Mississippi**  
**Atlantic City, NJ 08401**

**Asking \$545,000.00**



**COMMENTS**

Legal 6 units!!! Phenomenal location across from Tanger outlets and Arts Garage. Designated Arts and Tourism district with iconic White House subs and Angelo's Fairmount Tavern at each corner. Close to Train and bus terminals, hospital, Casinos & more. 92 walk Score. A Walker's Paradise. All units 1 Bedroom, 1 Bath. Rental income is projected at 100% occupancy. Rear unit is vacant and in need of renovation with projected rent at \$995/month. All other units may require minor upgrading but are in good condition with Certificates of occupancy. Last unit rented for \$995/month. Upgraded units could easily rent for \$1,100/month. Tenants pay electric and heat (electric baseboard). Expenses are actual and provided by the Seller. Property has rear yard with shed that can be renovated to include coin op washer & dryer. Building is being sold AS-IS.

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	Heating	HotWater
Sidewalks	None	Baseboard Electric	Gas
Water	Sewer		
Public	Public Sewer		

