

# Berger Realty

Since 1928



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

info@bergerrealty.com



3207-3209 Fairmount  
Atlantic City, NJ 08401

Asking \$900,000.00



## COMMENTS

Well established bar on Fairmount Ave! The staple in Atlantic City Proud Mary's is a one of kind bar located on large spacious lot and includes the vacant lot next door as well! Newer vinyl flooring, two pool tables, bar with around 14 bar stools, new A/C and Heater. Kitchen includes ice maker, bay Marie, fryer, walk in freezer, storage for liquor, commercial fridge. Upstairs is being renovated into a furnished jazz club. Liquor License included and can serve 24 hours. 3209 Fairmount has a separate entrance to the upstairs banquet space. 3205 would be perfect for outdoor dining or entertainment space! THIS IS A MUST SEE TO APPRECIATE!!

## PROPERTY DETAILS

ParkingGarage	InteriorFeatures	Heating	Cooling
Other (See Remarks)	Display Windows	Gas-Natural	Central
	Restroom		
	Smoke/Fire Alarm		
Water	Sewer		
Public	Public Sewer		



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jfm@bergerrealty.com

