Berger Realty
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Berger Realty, Inc
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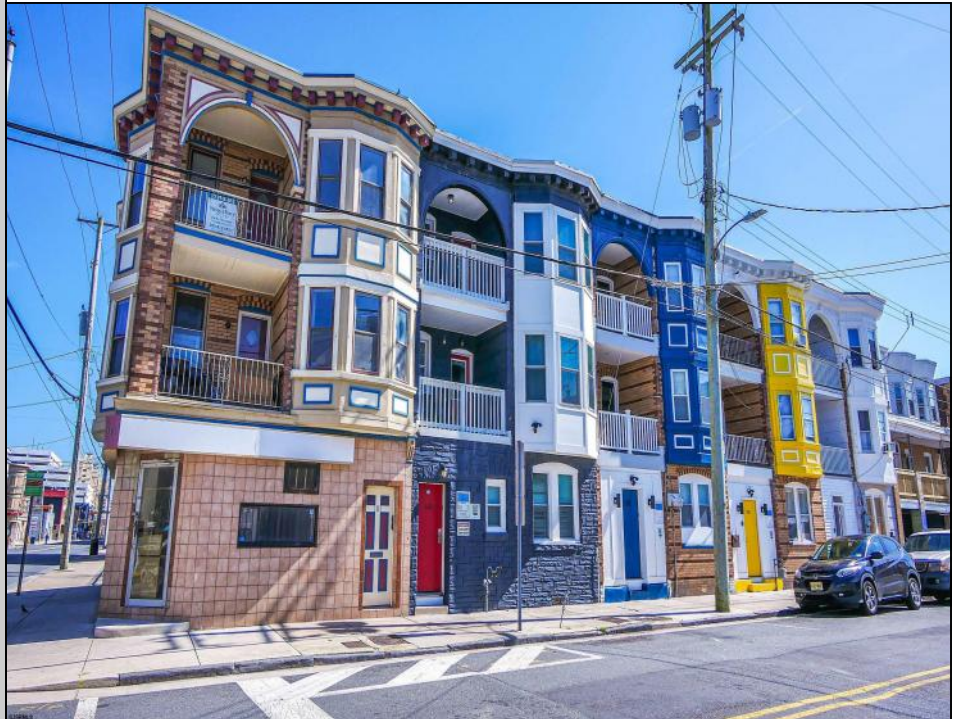✉ info@bergerrealty.com

REALTOR

**101 Texas
Atlantic City, NJ 08401**

Asking $310,000.00

COMMENTS

Welcome to 101 S Texas, nestled in the heart of the Monopoly-inspired district, where investment opportunities abound. This triplex offers a unique blend of one commercial and two residential units, promising versatility and potential for lucrative returns. Imagine stepping into the Monopoly board and joining the vibrant community of investors and buyers by the beach and boardwalk. The 800 sqft commercial space presents a blank canvas, waiting for the visionary touch of its new owner. Contact CRDA to explore the multitude of acceptable uses and let your imagination run wild. Currently, the second-floor residential unit enjoys stable tenancy, with a long-standing tenant of 13 years paying $7,200 annually on a month-to-month basis, demonstrating reliability and consistency. Meanwhile, the third-floor unit stands poised for rental, offering flexible leasing options, including short-term rentals, in an area ripe with income potential. Experience city living at its finest with two balconies overlooking Atlantic City, creating an ambiance that captures the essence of urban life. With separate electric and gas meters, the property offers convenience and autonomy to its occupants. Adjacent to the property, facing Pacific Ave, lies a maintained lot, cared for by the owners of neighboring Monopoly properties, enhancing the overall appeal and aesthetic of the area. Sold in \"as is, where is condition,\" with municipal certificates to be completed by the buyer, this property invites you to become part of the legendary game of Monopoly and the excitement of this thriving neighborhood. Don\'t miss your chance to be a player in this iconic district – seize the opportunity and make your mark on the Monopoly board today!

PROPERTY DETAILS

Ask for Barbara Fasy
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call 609-391-1330
Email to: bf@bergerrealty.com

Parking Space	InteriorFeatures	Basement
None	Smoke/Fire Alarm	Slab
Cooling	HotWater	
Ceiling Fan(s)	Gas	