

# Berger Realty

Since 1928



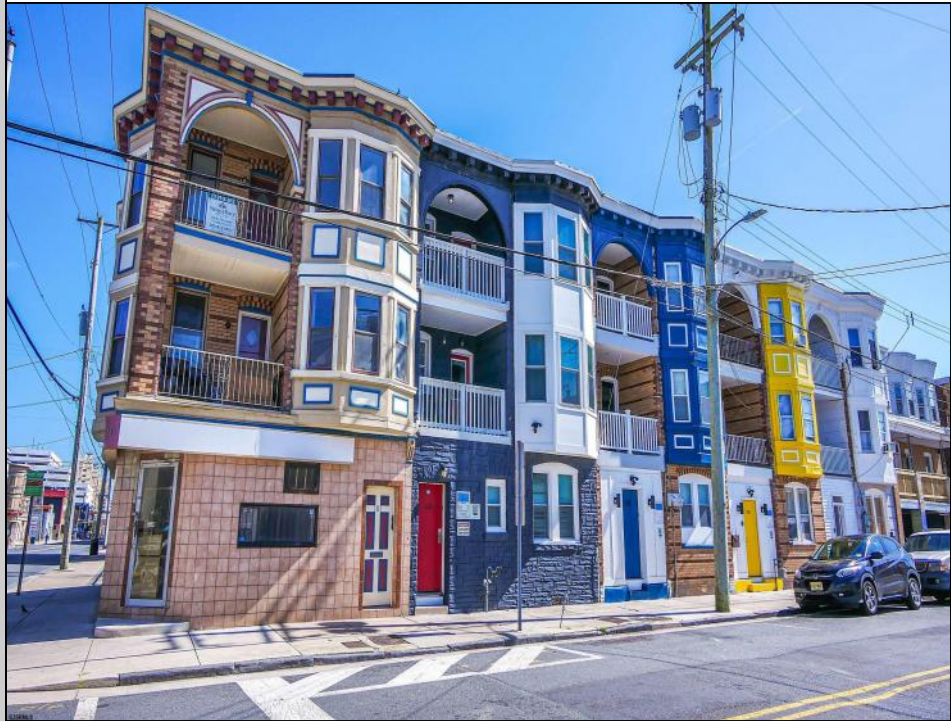
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



**101 Texas**  
**Atlantic City, NJ 08401**

**Asking \$332,000.00**



## 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

Paid for None Cooling Ceiling Fan(s)	Ask for Carol L Berger Realty Inc 109 E 55th St., Ocean City Call 609-399-4211 Email to: cl@bergerrealty.com	Interior Features Smoke/Fire Alarm Hot Water Gas	Basement Slab
---	--	---	------------------

