

# Berger Realty

Since 1928



Berger Realty, Inc.  
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60 Trenton  
Atlantic City, NJ 08401

Asking \$499,000.00



#### COMMENTS

Bay Front Tri-Plex 100% Occupied located in the desirable Chelsea Neighborhood. Walking distance to Boardwalk, Beach, Stockton University, restaurants, shopping, casinos, night life,, easy access to transportation and all AC has to offer. Can be purchased individually or as a packaged with 58 N and 62 N Trenton. Working on getting copies of all leases. 1st Floor - 1BR, 1 Ba tenant pays \$1200/m. 2nd Floor - 2 BR, 2 Ba tenant pays \$1800/m. 3rd Floor - 2 BR, 2 Ba tenant pays \$1600/m. 2nd Floor unit has sunroom and 3rd Floor unit has a deck. 1 Boat Slip available for the property. Buyer responsible for all due diligence including verification of zoning and land use with city.

#### PROPERTY DETAILS

|                 |               |             |        |
|-----------------|---------------|-------------|--------|
| OutsideFeatures | ParkingGarage | Heating     | Water  |
| Boat Slip       | One Car       | Gas-Natural | Public |
| Sewer           |               |             |        |
| Public Sewer    |               |             |        |



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