

# Berger Realty

Since 1928



Berger Realty, Inc.  
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925 Atlantic  
Atlantic City, NJ 08401

Asking \$1,350,000.00



## COMMENTS

Approved Green Zone! 1 Block to new Indoor Island Waterpark! Massive building with limitless potential, Super LOW Taxes! Located in the CBD zone, in the very heart of the city! Just one block to the Hardrock, Steel Pier, Ocean Casino, Resorts, Margaritaville, and Showboat Casinos, and just 2 blocks to the worlds most famous beach and boardwalk! Close to Tanger Outlets, Gardners Basin, Borgate, Harrahs, Golden Nugget, Little Water Distillery, Back Bay Alehouse, The Seed Brewery, & Farley Marina. Building features two commercial spaces each of which are over 3000 square feet, over 6000 sqft combined. The top two floors are framed up to fit 8 three bedrooms and 4 one bedroom residential units. All the heavy lifting has been done, the property has been fully gutted down to the brickwork, all asbestos removed, the building is structurally sound, all new windows throughout, all new flooring joists, all floors are level, and all framed up for 12 residential units. Pro-forma and floor plans are available upon request. Private financing available to Investors with appropriate collateral!! Showings can be on Thursday afternoons only. Buy now with a few Bitcoins!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Water
Curbs	None	See Remarks	Public
Sidewalks			

Sewer



Ask for Ildar Baygeldin  
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