

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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321 Atlantic Ave  
Atlantic City, NJ 08401

Asking \$424,000.00



## COMMENTS

Here is a great opportunity to own a 4-unit renovated multi-dwelling in an amazing location in Atlantic City. The property has a commercial space on the ground level, along with one rented studio apartment with a reliable tenant who pays \$1150 per month. Additionally, the 2nd and 3rd floors have two fully renovated apartments with brand new bathrooms, kitchens, and appliances. The 2nd floor unit is currently rented for \$1650 per month, while the 3rd floor unit is vacant and available for showing at any time. The location is superb, with easy access to dining, shopping, and cultural centers, providing all necessary amenities within reach. It's just a block away from the famous casinos and beaches of Atlantic City. The whole building has views of the Absecon Lighthouse, the Ocean Casino, Hardrock, And Showboat, with a new Waterpark.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Curbs	None	Kitchen	Baseboard
Porch			Gas-Natural
Sidewalks			
Cooling	HotWater	Water	Sewer
Electric	Gas	Public	Public Sewer
Window Units			



Ask for Norman Hartzel  
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