

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**3424 Winchester  
Atlantic City, NJ 08401**

**Asking \$850,000.00**



## COMMENTS

Price Reduction of \$149,000. Now being offered at \$850,000. Not gonna last long! Rare Find! 6 UNIT BUILDING (ALL OCCUPIED) \*\*6,876 square ft.\*\* WITH GREAT RENTAL HISTORY, CLOSE TO STOCKTON ATLANTIC CITY CAMPUS in the University District. Very close to the desired Chelsea area. Great Investment Property. 1st floor zoned Offices and Professional Uses. (Unit 1- 2Bed, 1Bath) (Unit2- 3Beds, 1 and 1/2Baths) (Unit 3- 1Bed, 1Bath) (Unit 4- 3Beds, 1Bath) (Unit 5- 2Beds, 2Baths) (Unit6- 3Beds, 1Bath) This unit is presently vacant and is being updated. Laundry Room has hook ups for 2 Washers & 2 Dryers. Being sold "As Is" condition.

## PROPERTY DETAILS

|                 |               |                    |             |
|-----------------|---------------|--------------------|-------------|
| OutsideFeatures | ParkingGarage | OtherRooms         | Heating     |
| Curbs           | None          | Dining Area        | Baseboard   |
| Sidewalks       |               | Dining Room        | Electric    |
|                 |               | Kitchen            | Forced Air  |
|                 |               | Laundry/Utility Rm | Gas-Natural |
|                 |               | Living Room        |             |
| Cooling         | Water         | Sewer              |             |
| Central         | Public        | Public Sewer       |             |
| Wall Units      |               |                    |             |



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