

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1117 Arctic  
Atlantic City, NJ 08401

Asking \$249,999.00



#### COMMENTS

ATLANTIC CITY'S WORLD FAMOUS BOARDWALK Don't miss this incredible Commercial Money Maker! This property offers a fantastic opportunity to live in one of the two spacious 2-bedroom, 1-bath apartments while leasing out the commercial storefront and the second apartment. Currently operating as a bike shop, the storefront features charming exposed brick walls, adding a unique touch to its appeal. The property is equipped with 3 separate electrical panels and a 2-year-old water heater, ensuring convenience and efficiency for all tenants. Located in a prime spot, this property is just steps away from the beach, casinos, boardwalk, mini golf, bicycle rentals, boating, fishing, and the brand-new Island Water Park. Plus, it's a short drive to iconic attractions like Lucy the Elephant, as well as fine restaurants and bars. Whether you're an investor or looking for a live-and-earn opportunity, this property offers incredible potential in a thriving location.

#### PROPERTY DETAILS



Ask for Sharon M. Russell  
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