

# Berger Realty

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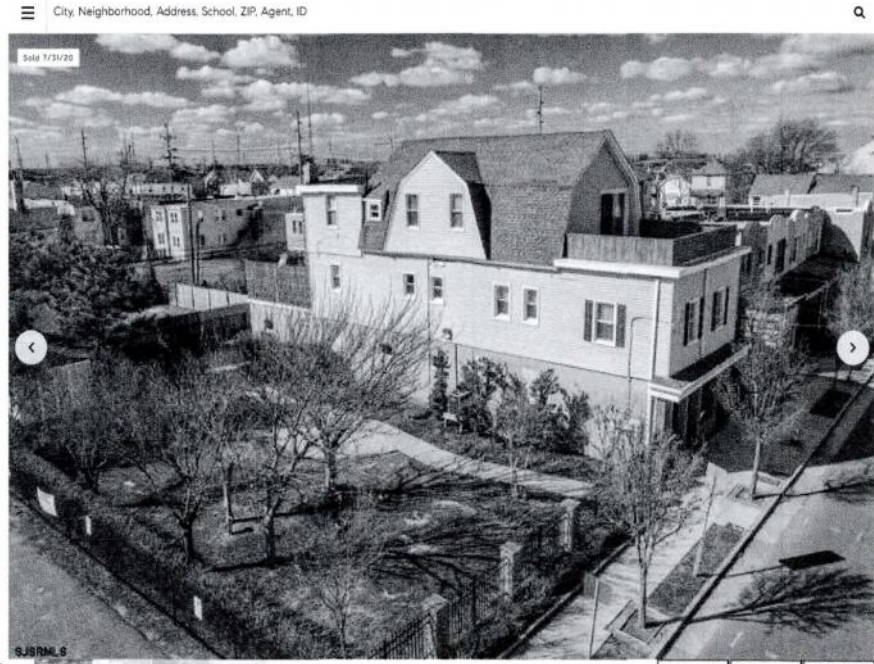
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

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**706 OHIO**  
**Atlantic City, NJ 08401**

**Asking \$489,000.00**



## COMMENTS

This mixed-use building features an immaculate 3 story, 2 1/2 bath apartment and a 1st floor office. The apartment is in pristine condition and is accented with beautiful hardwood floors, recessed lighting, crown molding, and stack stone treatment. As you enter the home you will find 2 sizable guest bedrooms a full bath and open dining area. The dining area flows right into the impeccable eat in chefs kitchen with granite counter tops and ample counter space a Viking stove/oven with professional hood and wet bar. Off the kitchen is a spacious living room, 1/2 bath and sliding doors out to the 1st deck. The private deck is a perfect place for entertaining and enjoying sky views. The 3rd floor features an expansive master bedroom with a huge deck plus 2 bedrooms, custom walk in closet, spacious bathroom and walk in shower with rain shower head and laundry room. First floor office has a two 1/2 baths, employee kitchen and 2 offices. Exterior highlights include professional landscaped court yard and garden. This unique property is a must see. Just a few blocks from Tanger Outlets and all the action of Atlantic City. Beautiful beaches, boardwalk and casinos. All kinds of possibilities with this one of a kind property. Huge potential for rental income. Truly is one of the nicest properties in Atlantic City. Property also comes with an addition lot to right plus 2 other lots to left for 4 building lots.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Deck	None	Dining Room	Slab
Fenced Yard		Great Room	
		Laundry/Utility Rm	
		Recreation/Family	
		Storage Attic	
		Workshop	
		Hot Water	
		Cooling	
		Ceiling Fan(s)	
		Central	
		Multi-Zoned	



Sewer  
Public Sewer

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