

# Berger Realty

Since 1928



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

Asking \$599,000.00



## COMMENTS

**\*\*ATTENTION INVESTORS\*\*** Located at the Jersey Shore, in a prime area of Atlantic City we have a **\*\*FULLY RENOVATED\*\*** **\*\*FULLY OCCUPIED\*\*** mixed-use commercial property offering an excellent **\*\*TURNKEY\*\*** investment opportunity. The building features (4) well-maintained units, including (3) residential apartments and (1) leased commercial space on the first floor. Recent updates include a **\*\*BRAND NEW ROOF\*\*** and extensive renovations to **\*\*ALL MAJOR SYSTEMS\*\*** within the past two years, minimizing future maintenance costs. **\*\*APARTMENT 1\*\*** consists of 1-bedroom (plus a den) and 1-bath on the first floor, rented for \$1,200/month on a month-to-month lease. **\*\*APARTMENT 2\*\*** is a 2-bedroom, 1-bath on the second floor, rented for \$1,450/month on a yearly lease due for renewal October 2025. **\*\*APARTMENT 3\*\*** is a 2-bedroom, 1-bath on the third floor, rented for \$1,400/month on a yearly lease that was just renewed February 2025. The **\*\*COMMERCIAL SPACE\*\*** is leased to a 24/7 take-out restaurant for \$2,100/month on a 5-year lease (exp. April 2029), with a guaranteed 5% rent increase per year! With a **\*\*TOTAL GROSS INCOME OF \$73,800\*\*** and a **\*\*NET OPERATING INCOME (NOI) OF \$62,338\*\***, this property presents a solid **\*\*9.97% CAP RATE\*\*** at the current asking price. The building's operating expenses include taxes of \$4,902/year, insurance at approximately \$5,000/year, and sewer/water costs shared equally with the commercial tenant, totaling around \$1,200/year for the owner. Additionally, electric and gas are separately metered for each unit, with tenants also responsible for heat and hot water. The property is strategically located in a high-traffic area of Atlantic City, just minutes from the iconic Atlantic City Boardwalk, and entertainment venues. It's an optimal location for long-term growth, highways and public transportation, making it a highly desirable area for and commercial ventures. With a thriving tourism industry and a growing and retail in Atlantic City, this property represents a prime investment opportunity to fully benefit from the growing asset in one of the most desirable locations in the most active and vibrant area of the Jersey Shore.



Ask for Don Adams  
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Email to: don@bergerrealty.com

Interior Features	Basement
Living Space Available	6 Ft. or More
Restroom	Room
Smoke/Fire Alarm	Unfinished



Cooling  
Window Units

Hot Water  
Gas

Water  
Public

Sewer  
Public Sewer