



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



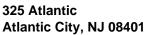
















## **COMMENTS**

\*\*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,

highways and entertainment venues. It's an optimal location for long-term growth, highways and entertainment venues. It's an optimal location for long-term growth, highways and popular and commercial ventures. With a thriving tourism industry and a growing and retail in Atlantic City, this property representation of the fully 160 per throom to fully 160 per throom to fully 160 per throom to full the full of the

act (Saddag09s399400) To rivate showing or for

Email to: Pare by Gertelly.com
InteriorFeatures Basement
Living Space Available 6 Ft. or More He
Restroom Room
Smoke/Fire Alarm Unfinished

Cooling Window Units HotWater Gas Water Public Sewer Public Sewer