

Berger Realty

Since 1928



Berger Realty, Inc
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325 Atlantic
Atlantic City, NJ 08401

Asking \$625,000.00



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, world-class casinos, and entertainment venues. It's an optimal location for long-term growth, with proximity to major highways and public transportation, making it a highly desirable area for both residential tenants and commercial ventures. With a thriving tourism industry and a growing demand for housing and retail in Atlantic City, this property represents a unique opportunity to own a fully-renovated, fully-occupied investment generating asset in one of the nation's most dynamic markets. Contact Us at 609-391-1330 for a private showing or for more information.

Ask for John McInerney
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Email to: jnm@bergerrealty.com

Exterior	Interior Features	Basement
Block	Living Space Available	6 Ft. or More Headroom
Masonry	Restroom	Room
Stucco	Smoke/Fire Alarm	Unfinished

Cooling	Hot Water	Water	Sewer
Window Units	Gas	Public	Public Sewer

