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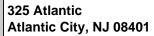
















## **COMMENTS**

\*\*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,

nd entertainment venues. It's an optimal location for long-term growth, highways and publicar an apportation, 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 the commercial my and a growing and retail in Atlantic City, this property represents the commercial my atlantic City, the commercial my atlan

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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**