

# Berger Realty

Since 1928



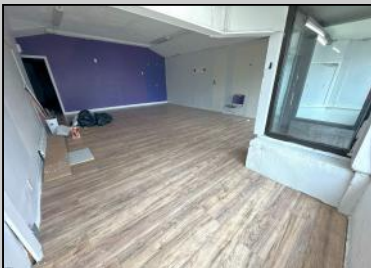
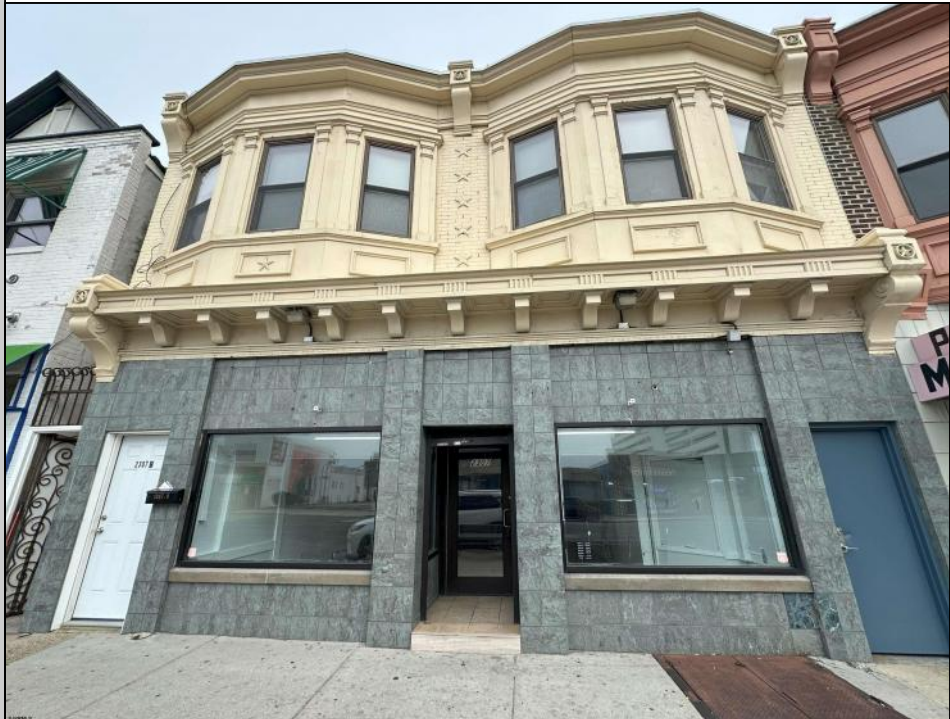
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



**2307 Atlantic**  
**Atlantic City, NJ 08401**

**Asking \$449,000.00**



## COMMENTS

Large commercial storefront with great warehouse space and two rented residential apartments in heart of AC retail activity in Ducktown area offering great car and foot traffic. Storefront is available for lease at \$2400 monthly to qualified tenant. Apartments currently rented at \$975 (1 bdrm/20 yr tenant) & \$1400 (2bdrm). Storefront was previously Metro/T-Mobile. Great investment potential. Leases in place. Property is being sold "as-is".

## PROPERTY DETAILS

|                                  |                        |                        |                 |
|----------------------------------|------------------------|------------------------|-----------------|
| Exterior<br>Brick<br>See Remarks | Basement<br>Unfinished | Heating<br>Gas-Natural | HotWater<br>Gas |
| Water<br>Public                  | Sewer<br>Public Sewer  |                        |                 |



Ask for Monica Raab  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [msr@bergerrealty.com](mailto:msr@bergerrealty.com)

