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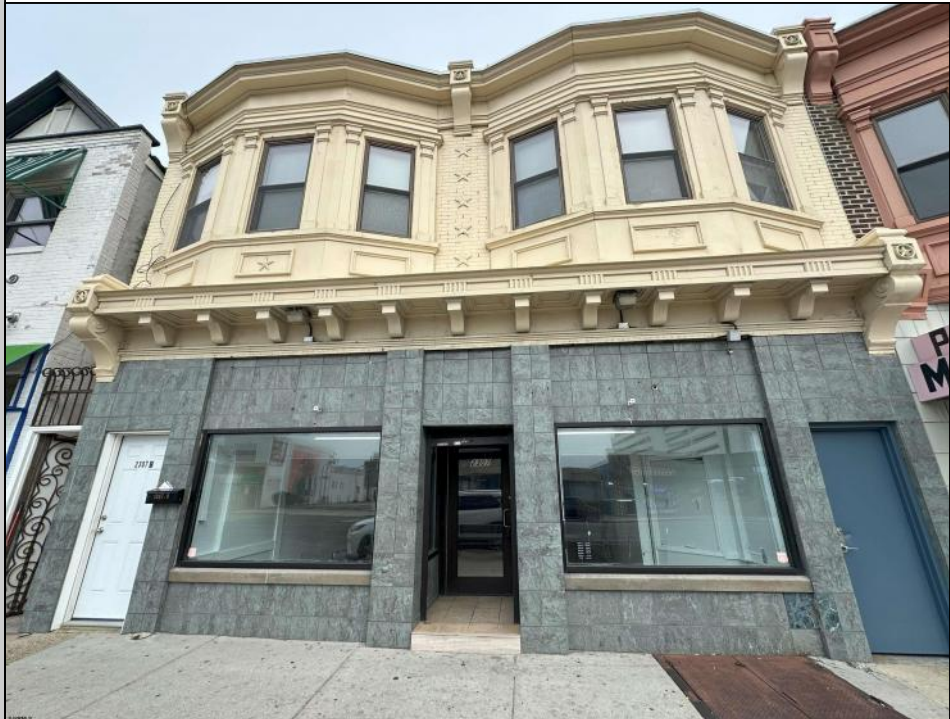


Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
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2307 Atlantic
Atlantic City, NJ 08401

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 Brick See Remarks	Basement Unfinished	Heating Gas-Natural	HotWater Gas
Water Public	Sewer Public Sewer		



Ask for Sheilah Baran
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