

# Berger Realty

Since 1928

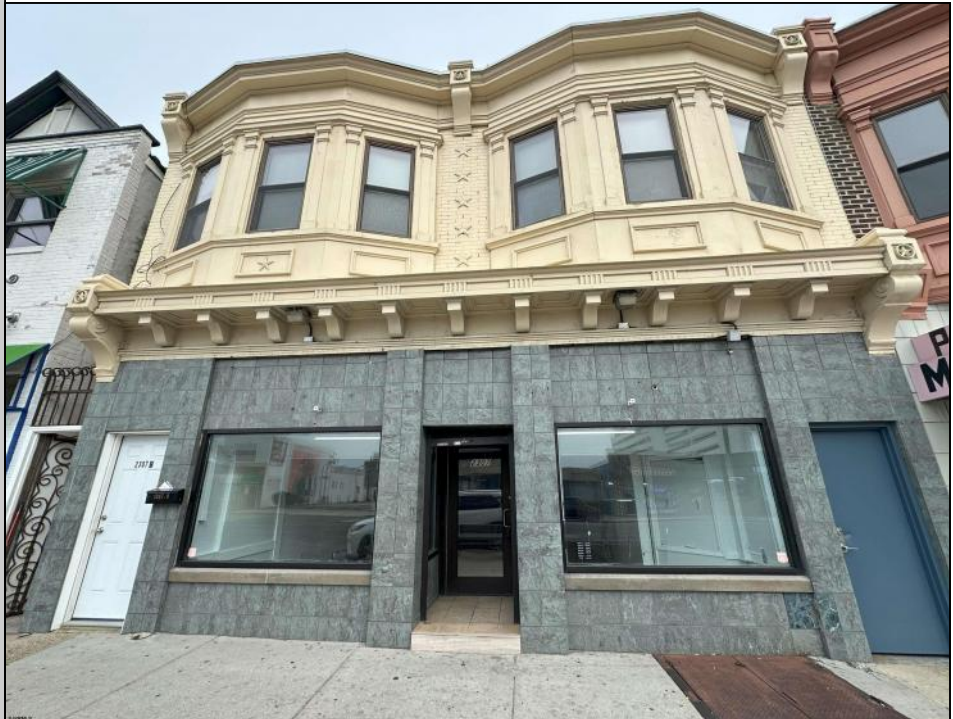


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



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



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tom@bergerrealty.com

