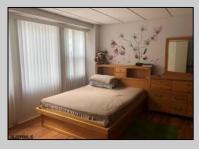




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





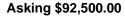








2834 Atlantic Atlantic City, NJ 08401





## COMMENTS

ATTENTION INVESTORS - Tenant Occupied Studio Apt. Studio units are the best buy in the building with maximum return. This is the only studio unit on the market at this time. Lowest price unit in the building. Occupied by long-term Tenant. Current lease through 9-30-2025. Rent \$1119 per month. Income from day one with no down time or fit up cost. Unit is professionally managed by Realty Solutions LLC. Conveniently located. Close to beach and boardwalk, Tropicana Hotel and Casino and the Baltimore Bar and Grill, Dunkin Donuts and 7-11 in walking distance along with shopping. Bus Stop at corner of Brighton. Building has Parking available on wait list at market rate. Parking Lot across street as well as street parking with permit / metered. NOTE: Photos taken prior to Tenant move in.

PROPERTY DETAILS			
ParkingGarage	Heating	Cooling	HotWater
See Remarks	Electric Space/Wall/Floor	Wall Units	Tankless-electric
Water Public Water	Sewer Public Sewer		



Ask for George Cash Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: gbc@bergerrealty.com

