

# Berger Realty

Since 1920



Berger Realty, Inc.  
3160 Asbury Avenue  
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2834 Atlantic  
Atlantic City, NJ 08401

Asking \$92,500.00



SJSRMLS

## 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         | Wall Units | Tankless-electric |
|               | Space/Wall/Floor |            |                   |
| Water         | Sewer            |            |                   |
| Public Water  | Public Sewer     |            |                   |



Ask for Matthew Bader  
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