

# Berger Realty

Since 1920



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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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 Steven Spengler  
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