

# Berger Realty

Since 1928



Berger Realty, Inc.  
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18 Pennsylvania  
Atlantic City, NJ 08401

Asking \$1,099,000.00



#### COMMENTS

10-unit mixed-use building located just half a block from the Hard Rock Hotel & Casino and only 1.5 blocks to the beach and the world-famous Atlantic City Boardwalk! This investment opportunity offers a current 9.75% cap rate and includes a large ground-floor commercial space, currently leased to a restaurant, with separate gas and electric meters. The building also features nine residential units, each with individual electric meters. Income and expense details are available to qualified buyers. The property is ideally situated within walking distance to major attractions including all local casinos, restaurant, hospital, marina and more. With consistent occupancy and unbeatable proximity to beaches, fishing piers, jettys, and entertainment, this building offers a strong investment to investors in the heart of Atlantic City.

#### PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Gas-Natural	Public	Public Sewer
	Radiant		



Ask for Leon Grisbaum  
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