



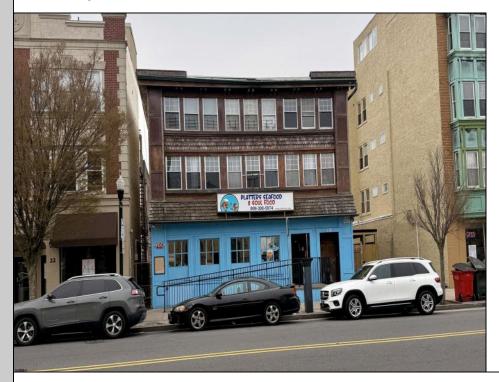
Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

## 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 Thomas Horan
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: tph@bergerrealty.com

