

# Berger Realty

Since 1920



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3401 Winchester  
Atlantic City, NJ 08401

Asking \$240,000.00



## COMMENTS

\*\*\* Back-On-The-Market! \*\*\* This well-established commercial garage, situated at the prime corner of Winchester and Boston, is now available! The building comprises two distinct units, one of which is currently vacant and ready for its next tenants. The front vacant unit offers a spacious open area, office space, and a private bathroom, which is also currently listed for lease. The rear unit functions as a mechanic body shop, featuring two overhead garage doors, two additional office spaces, and a private restroom; currently rented to a long-term tenant at \$2,000/month. Both units received brand-new rooftop central A/C systems in 2025. Don't miss out on this incredible opportunity—call today for more details! This property is cross-listed for sale and lease. \*\*\* Please note: This property is subject to Tidelands, and title searches have already been completed. The seller will only proceed with a buyer who agrees to use their preferred title company, which has confirmed they will insure the property. Please note, if you are not willing to use the seller's chosen title company, do not submit an offer. Previous contracts were canceled for this reason.

## PROPERTY DETAILS

