

# Berger Realty

Since 1928



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2404 Fairmount  
Atlantic City, NJ 08440

Asking \$499,900.00



#### COMMENTS

Great Opportunity in Atlantic City - Triplex with Commercial use below. Here is a chance to own a 2-car garage with office space and full bathroom on Fairmount Ave close to the Walk and Convention Center. There is also 3 units that are Two-bedroom 1 bathroom each. Residence is currently occupied by the seller's family. The tenants are willing to vacate the property upon closing or renting back from new Buyer. Garage and office space if not currently occupied. The property is being strictly sold "as-is" it is the Buyers responsibility to obtain all required Certificates, approvals and certificate of Occupancy. Low taxes for all 3 units total \$6260 for 2024.

#### PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
Two Car	Electric	Public	Public Sewer
	Gas-Natural		
	Hot Water		

