

# Berger Realty

Since 1920



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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32 Florida  
Atlantic City, NJ 08401

Asking \$749,900.00



## COMMENTS

The Grand Dame of Atlantic City! Outstanding investment opportunity with strong cash flow. This fully licensed and fully rented property features 9 rentable rooms, 1 efficiency unit, a 2-bedroom apartment, and an owner's office. Over \$50,000 in recent renovations. Centrally located—just minutes from casinos, the boardwalk, public transportation, and shopping. Priced to sell—don't miss this turnkey income-producing property!

## PROPERTY DETAILS

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



Ask for Patricia (Trish) Spengler  
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