

# Berger Realty

Since 1928



Berger Realty, Inc.  
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114 Mississippi  
Atlantic City, NJ 08401

Asking \$495,000.00



#### COMMENTS

Fantastic opportunity! Legal 6 units!!! Phenomenal location across from Tanger outlets and Arts Garage. Designated Arts and Tourism district with iconic White House Subs and Angelo's Fairmount Tavern at each corner. Close to Train and bus terminals, hospital, Casinos & more. 92 walk Score. A Walker's Paradise. All units 1 Bedroom, 1 Bath. Rear unit is vacant and in need of renovation with projected rent at \$1,200/month. All other units are in good condition with Certificates of Occupancy. Last unit rented for \$1,050/month. Upgraded units could easily rent for \$1,200/month. Tenants pay electric and heat (electric baseboard). Expenses are actual and provided by the Seller. Property has rear yard with shed that can be renovated to include coin op washer & dryer. Building is being sold AS-IS.

#### PROPERTY DETAILS



Ask for Carole Lelli  
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Email to: [cll@bergerrealty.com](mailto:cll@bergerrealty.com)

