

# Berger Realty

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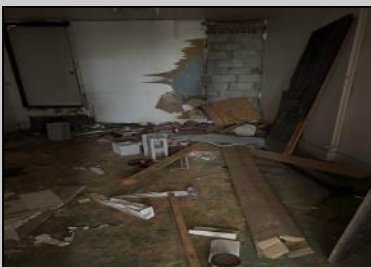


Berger Realty, Inc  
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Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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**1534 ATLANTIC AVE**  
**Atlantic City, NJ 08201**

**Asking \$235,500.00**



## COMMENTS

This property features a commercial space on the first floor, formerly occupied by Sun Spa Massage, along with two upstairs apartments that have never been renovated and are currently vacant. While the building requires some work, it boasts significant potential thanks to its location on a busy business street in the heart of Atlantic City—close to casinos, the Boardwalk, and shopping outlets. Showings are available by appointment only with 24 hours' notice. Submit your offer **TRICKLY** "SOLD AS IS CONDITION" • No Warranty: The seller does not provide any warranty or guarantee about the property's condition. • Buyer's Responsibility: The buyer is responsible for inspecting the item and accepting any risks associated with its current state. • All Faults Included: Any defects, damages, or issues present at the time of sale become the buyer's responsibility after purchase.

## PROPERTY DETAILS

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



Ask for Phillip Bellucci  
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