

# Berger Realty

Since 1920



Berger Realty, Inc.  
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3207-3209 Fairmount  
Atlantic City, NJ 08401

Asking \$900,000.00



## COMMENTS

Well-Established Atlantic City Bar & Restaurant Opportunity! Proud Mary's on Fairmount Ave is a long-standing staple that comes with a valuable liquor license, a renovated second-floor bar/jazz club, and a separate vacant lot included in the sale. The spacious first floor features a bar with seating for 14, newer vinyl flooring, two pool tables, and a full kitchen equipped with a fryer, ice maker, walk-in box, and ample liquor storage. Upstairs, the newly updated bar/lounge offers tons of windows and natural light, perfect for private events or live entertainment, with bay views toward Bader Field. The adjoining vacant lot offers endless potential—outdoor dining, entertainment space, or future development. A fantastic opportunity to own a proven Atlantic City establishment with room to grow!

## PROPERTY DETAILS

|                     |                  |             |         |
|---------------------|------------------|-------------|---------|
| ParkingGarage       | InteriorFeatures | Heating     | Cooling |
| Other (See Remarks) | Display Windows  | Gas-Natural | Central |
|                     | Restroom         |             |         |
|                     | Smoke/Fire Alarm |             |         |
| Water               | Sewer            |             |         |
| Public              | Public Sewer     |             |         |



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