

# Berger Realty

Since 1928



Berger Realty, Inc.  
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204 Rhode Island Ave  
Atlantic City, NJ 08401

Asking \$260,000.00



#### COMMENTS

Prime Investment Opportunity! This mixed-use shell features a spacious storefront on the ground floor and a large 4-bedroom, 2-bath residential unit above. Property has a newer roof and updated electrical, offering a strong foundation for your custom build-out. Perfect for investors or owner-occupants ready to bring their vision to life. Don't miss this chance to add value in a growing area!

#### PROPERTY DETAILS

|               |          |        |              |
|---------------|----------|--------|--------------|
| ParkingGarage | Heating  | Water  | Sewer        |
| None          | Electric | Public | Public Sewer |



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