

# Berger Realty

Since 1928



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**321 Atlantic Ave**  
**Atlantic City, NJ 08401**

**Asking \$499,000.00**



## COMMENTS

Here is an excellent opportunity to own a renovated multi-dwelling in a fantastic location in Atlantic City. The property features a commercial space on the ground level and one rented studio apartment, currently occupied by a reliable tenant who pays \$ 1,100 per month. Additionally, the 2nd and 3rd floors feature two fully renovated apartments, each equipped with brand-new bathrooms, kitchens, and appliances. The 2nd and 3rd-floor units are currently rented out as Airbnb properties, generating significant monthly income. The location is superb, with easy access to dining, shopping, and cultural centers, providing all necessary amenities within reach. It's just a block away from the famous casinos and beaches of Atlantic City. The whole building has views of the Absecon Lighthouse, the Ocean Casino, Hard Rock, and Showboat, with a new Waterpark.

## PROPERTY DETAILS

|                 |               |            |              |
|-----------------|---------------|------------|--------------|
| OutsideFeatures | ParkingGarage | OtherRooms | Heating      |
| Curbs           | None          | Kitchen    | Baseboard    |
| Porch           |               |            | Gas-Natural  |
| Sidewalks       |               |            |              |
| Cooling         | HotWater      | Water      | Sewer        |
| Electric        | Gas           | Public     | Public Sewer |
| Window Units    |               |            |              |



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