

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



1009 Pacific Ave
Atlantic City, NJ 08401

Asking \$1,450,000.00



COMMENTS

Great location across the street from the Hard Rock Casino. There are two (2) units. One of the units is vacant for you to lease for about \$3,500/month. The other unit is a food store and has been there for 17 years and wants to renew long-term lease in October for \$8,000/mo. Property was fully rehabbed in 2008, including a new roof, which was redone in 2018. Property has great, steady income. Current owner can quickly lease vacant unit if desired by buyer. Also, with 20% downpayment, Seller may offer owner financing.

PROPERTY DETAILS

Exterior Block	OutsideFeatures Sign	ParkingGarage 1 to 5 Spaces	InteriorFeatures 220 Volt Electricity Restroom Smoke/Fire Alarm
Heating Electric	Cooling Central	HotWater Electric	Water Public



Ask for Ben Duncan
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: bmd@bergerrealty.com

