

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@BergerRealty.com



1009 Pacific Ave
Atlantic City, NJ 08401

Asking \$1,450,000.00

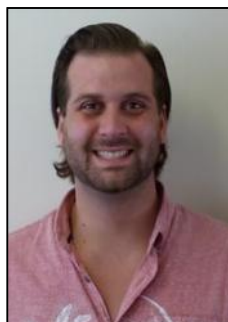


COMMENTS

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 Colin Halliday
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: ceh@bergerrealty.com

