

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



Ask for Ken Sedberry  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: kas@bergerrealty.com

