

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**6 BELLEVUE**  
Atlantic City, NJ 08401

**Asking \$345,000.00**



## COMMENTS

SOUTHSIDE COMMERCIAL UNIT FOR DAYCARE AND A 4BR 1 BATH UNIT LOCATED ON THE CORNER JUST A BLOCK AND HALF FROM BOARDWALK AND TROPICANIA CASINO IS ABOUT 3-4 BLOCKS AWAY BOTH UNITS HAVE SEP GAS HEAT AND ELECTRIC. THE 4BR UNIT IS RENTED FOR \$1800 PER MONTH WITH TENANTS PAYING ELECTRIC AND HEAT HOT WATER UNITS THIS SIZE WOULD GET MORE IN RENT OR AIRBNA IT TO MAXIMIZE IT. THE COMMERCIAL UNIT DOWNSTAIRS IS READY TO BE OPERATED AS A DAYCARE CENTER OWNER HAS RENOVATED THE UNIT SO WE READY TO GO

## PROPERTY DETAILS

|                 |               |             |             |
|-----------------|---------------|-------------|-------------|
| OutsideFeatures | ParkingGarage | OtherRooms  | Basement    |
| Beach Access    | None          | Kitchen     | Crawl Space |
| Deck            |               | Living Room |             |
| Patio           |               |             |             |
| Heating         | Cooling       | HotWater    | Water       |
| Baseboard       | Wall Units    | Gas         | Public      |
| Hot Water       |               |             |             |

Sewer  
Public Sewer



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