

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1017 Arctic  
Atlantic City, NJ 08401

Asking \$325,000.00



## COMMENTS

Incredible investment opportunity in a prime, up-and-coming corridor near the Hard Rock Casino and major redevelopment zones. This 3-story mixed-use brick building offers a total of 2,050 sq ft and is zoned Commercial (Land Use - State) and sits on a 15 ft x 62 ft lot (0.0214 acres). The property features a diverse income-producing layout: a vacant 700 sq ft commercial storefront with a new tenant coming soon (Dominican Restaurant) on the first floor and two residential apartments, both 1 bedroom and 1 bathroom, on the second and third floors. One of the apartments is currently rented for \$1,300 per month, and the other one will be vacant in December and ready for a new tenant. The building includes central heating and cooling, features one brand-new bathroom and one updated bathroom, and is situated close to future job growth and infrastructure improvements. Perfect for investors seeking cash flow, owner-occupants looking to offset costs with rental income, or business owners wanting to live and work on-site. At \$325,000, this mixed-use asset is priced to sell quickly and presents a rare opportunity to own a multi-revenue stream property in a high-potential location.

## PROPERTY DETAILS

|               |             |        |              |
|---------------|-------------|--------|--------------|
| ParkingGarage | Heating     | Water  | Sewer        |
| None          | Gas-Natural | Public | Public Sewer |
|               | Multi-Zoned |        |              |



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