

# Berger Realty

Since 1920



Berger Realty, Inc.  
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1638 Atlantic Ave  
Atlantic City, NJ 08401

Asking \$580,000.00



## COMMENTS

This is an exceptional, 6,600 sq ft, 3-story investment opportunity on a prime stretch of Atlantic Avenue, offering massive income potential from both commercial and residential rentals. The first floor is a huge, 3,500 sq ft commercial space perfect for a lucrative business like a Dispensary or Groceries Store. The upper floors are architecturally planned and fully approved for a dedicated short term rental operation: the second floor will be four 1-bedroom units, and the third floor will be a large 2-bedroom unit, all ideal for Airbnb purposes. The complex approval process is complete; you just need to pay the final permits to start construction immediately. Capitalize on Atlantic City's steady flow of tourists and conventions with this nearly turnkey project, poised to generate high-yield income from five premium residential units and a high-rent commercial anchor tenant.

## PROPERTY DETAILS

Exterior  
Brick



Ask for Patricia (Trish) Spengler  
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