

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



1637 Atlantic Avenue, Atlantic City, NJ, 08401

Price \$475,000.00

## PROPERTY DETAILS

Total Rooms	0
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	
Type	
Block Number	290
Listing #	579122
Taxes	8782.00

## COMMENTS

**10.6% CAP RATE!! INVESTOR ALERT - Turnkey Cash Flowing Commercial Mixed Use property! Located next to the new development site of a 125,000 Square foot agricultural museum. This Mix-use property consists of approximately 4,602 sq.ft. with a store front and 2 apartments. All units have separate gas and electric. First Floor is a Commercial storefront with 2 private bathroom...**

## PROPERTY FEATURES

ParkingGarage	InteriorFeatures	Heating	Water
None	Display Windows	Gas-Natural	Public
	Restroom		
	Smoke/Fire Alarm		
	Storage		

Sewer  
Public Sewer

## CONTACT



Ask for Martha Jamison  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-675-6608  
Email to: mej@bergerrealty.com

Scan to see Property page.



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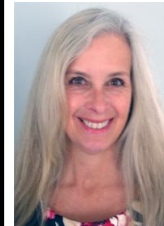
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