Berg	er Realty		Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 ☑ <u>oc17@BergerRealty.com</u>	REALTOR	Berg	er Realty		Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 ⊠ <u>oc17@BergerRealty.com</u>	REALTOR
618 Virginia Ave, Atlantic City, NJ, 08401 Price \$249,000.00					618 Virginia Ave, Atlantic City, NJ, 08401 Price \$249,000.00				
		Total Rooms Bedrooms Baths Full Baths Half Year Built Type Block Numbe Listing # Taxes	PROPERTY DETAILS	0 0 591 584349 3494.00			Total Room Bedrooms Baths Full Baths Half Year Built Type Block Num Listing # Taxes		0 0 591 584349 3494.00
COMMENTS Mixed-Use property fully occupied. If you are looking to get a piece of Atlantic City with a low					COMMENTS Mixed-Use property fully occupied. If you are looking to get a piece of Atlantic City with a low				
cost investment this is the property for you. This property is equipped with a fully functional convenience store occupied by a long-term tenant, a spacious two bedroom/ 1bath rancher with a spacious yard ideal for an owner occupant and/or a savvy investor, and low taxes. Call									functional th rancher
PROPERTY FEATURES					PROPERTY FEATURES				
ParkingGarage None	Heating Forced Air Gas-Natural	Water Public	Sewer Public Sewer		ParkingGarage None	Heating Forced Air Gas-Natural	Water Public	Sewer Public Sewer	
		CONTACT		CONTACT					
Scan to see Property page. Ask for Peter Harp Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-827-9399 Email to: pph@bergerrealty.com					F	Scan to see Ask for Peter Harp Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-827-9399 Email to: pph@bergerrealty.com			oerty page.