

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3201 Atlantic, Atlantic City, NJ, 08401

Price \$1,599,000.00

## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 263     |
| Listing #    | 596918  |
| Taxes        | 2024.00 |

## COMMENTS

**Prime High-Visibility Mixed-Use Corner Property – 90% Occupied – 12 Units Total** This exceptional investment opportunity is located in the heart of Atlantic City at the highly visible corner of Atlantic Avenue and N Montpelier Avenue—just two blocks from the boardwalk and within the University District near Stockton University. The fully occupied building features 12 ...

## PROPERTY FEATURES

|                |                       |          |         |
|----------------|-----------------------|----------|---------|
| ParkingGarage  | InteriorFeatures      | Heating  | Cooling |
| 6 to 10 Spaces | Elevator Pass         | Electric | Central |
| Off Street     | Fire Sprinkler System |          |         |
| Paved          | Security System       |          |         |
|                | Smoke/Fire Alarm      |          |         |
| Water          | Sewer                 |          |         |
| Public         | Public Sewer          |          |         |

## CONTACT



Ask for Steven Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9253  
Email to: srs@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3201 Atlantic, Atlantic City, NJ, 08401

Price \$1,599,000.00

## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 263     |
| Listing #    | 596918  |
| Taxes        | 2024.00 |

## COMMENTS

**Prime High-Visibility Mixed-Use Corner Property – 90% Occupied – 12 Units Total** This exceptional investment opportunity is located in the heart of Atlantic City at the highly visible corner of Atlantic Avenue and N Montpelier Avenue—just two blocks from the boardwalk and within the University District near Stockton University. The fully occupied building features 12 ...

## PROPERTY FEATURES

|                |                       |          |         |
|----------------|-----------------------|----------|---------|
| ParkingGarage  | InteriorFeatures      | Heating  | Cooling |
| 6 to 10 Spaces | Elevator Pass         | Electric | Central |
| Off Street     | Fire Sprinkler System |          |         |
| Paved          | Security System       |          |         |
|                | Smoke/Fire Alarm      |          |         |
| Water          | Sewer                 |          |         |
| Public         | Public Sewer          |          |         |

## CONTACT



Ask for Steven Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9253  
Email to: srs@bergerrealty.com

Scan to see Property page.

