**105 S Albion Place Atlantic City NJ 08401** – 7-bedroom apartments 2 studios, 3 one bedrooms and 2, Two bedrooms. Income, Gross Rent: Now 76,200.00 with potential to increased 103,800.00, Total Expense's: 26,891.00, Total Profit after expense's, 49,309.00 with potential to increase to 76,909.00, Financials available shortly. **Asking 625,000.00**

ATTENTION INVESTORS!! Rare BEACH BLOCK investment with seven (7) units in Atlantic City with a gross income of approximately $100K. Great investment that's close to the beach and boardwalk. Will not only buy itself but give you a tax shelter and a hedge against inflation. This great property features a newer heater, newer boiler, newer hot water heater, newer roof and much more! It's an opportunity that deserves your immediate investigation! YOU WILL BE GLAD YOU PURCHASED

Taxes: 2021: 10,900.00 Zoned: RS-C

**All information deemed reliable but not guaranteed.**

South Jersey Shore Regional MLS

COMMERCIAL PROPERTY REPORT

# 105 S Albion Pl, Atlantic City, NJ 08401

Presented by

**Robert Salvato** | **REALTOR®**

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**AC Auctions Realty**
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Ventnor City, NJ 08406



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# 105 S Albion Pl, Atlantic City, NJ 08401

Off Market

- *Sold Date: 6/1/2017*
- *Public Record*

## Property Facts

| | Public Facts | Listing Facts |
|---|---|---|
| Property Type | **Multifamily** | – |
| Property Subtype | **Apartments (generic)** | – |
| Number of Units | **1** | – |
| Number of Stories | **2** | – |
| Building Area (sq ft) | **2,390** | – |
| Lot Size | **2,566 sq ft** | – |
| Lot Dimensions | **2566 SF** | – |
| Year Built | **1930** | – |
| Garage (spaces) | **0** | – |
| Construction | **Frame** | – |

## Extended Property Facts

### Exterior Details

| | |
|---|---|
| **Lot Size - Square Feet** | 2566 sq ft |
| **Lot Size - Frontage Feet** | 45.0 sq ft |
| **Lot Size - Depth Feet** | 57.0 sq ft |
| **Lot Size - Acres** | 0.059 ac |

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*



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# Public Facts

## Owner Information

## Legal Description

| APN: | Tax ID: | Zoning: | Census Tract: | Abbreviated Description: | City/Municipality/Township: |
|---|---|---|---|---|---|
| 02 00035-0000-00012 | – | RS-C | 340010004.003008 | LOT:12 BLK:35 DIST:02 CITY/MUNI/TWP:ATLANTIC CITY FACILITY NAME: 7 UNITS MAP REF:TAX MAP 6 | Atlantic City, NJ 08401 |

## Assessed Values

| Date | Improvements | Land | Total | Tax |
|---|---|---|---|---|
| 2022 | $175,000 | $105,000 | $280,000 | – |
| 2021 | $175,000 | $105,000 | $280,000 | $10,923 |
| 2020 | $175,000 | $105,000 | $280,000 | $11,015 |
| 2019 | $120,200 | $89,800 | $210,000 | $8,366 |
| 2018 | $120,200 | $89,800 | $210,000 | $5,506 |
| 2017 | $120,200 | $89,800 | $210,000 | – |
| 2016 | $120,200 | $89,800 | $210,000 | $8,106 |
| 2015 | $50,000 | $250,000 | $300,000 | $10,266 |
| 2014 | $50,000 | $250,000 | $300,000 | $10,044 |
| 2013 | $50,000 | $250,000 | $300,000 | $7,626 |
| 2012 | $54,700 | $540,300 | $595,000 | $12,876 |
| 2011 | $54,700 | $540,300 | $595,000 | $11,585 |
| 2010 | – | – | – | $10,764 |

## Deed Records


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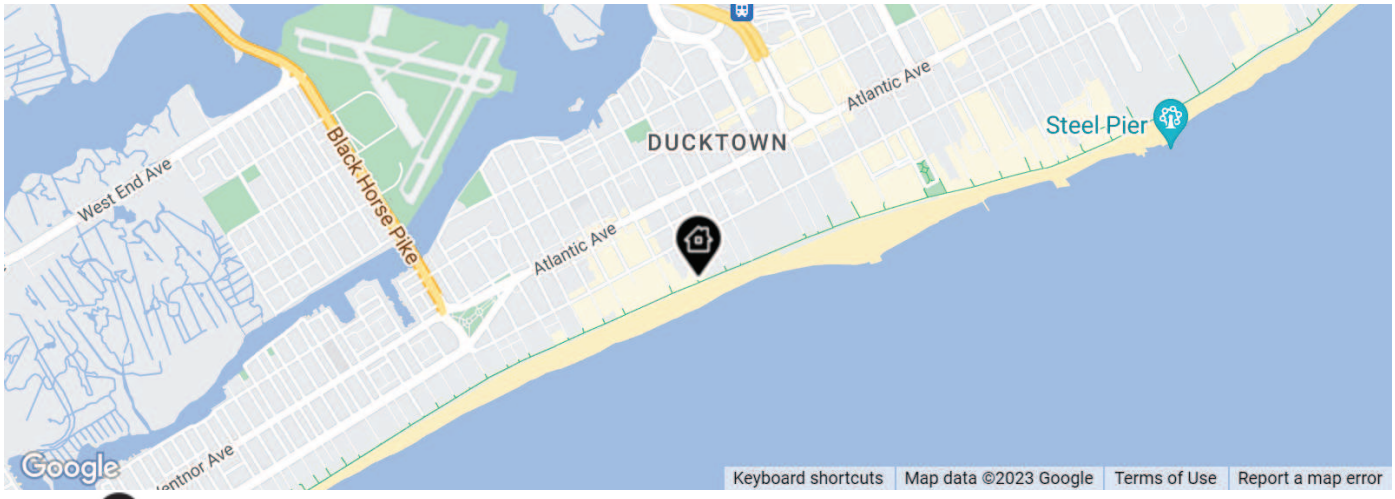
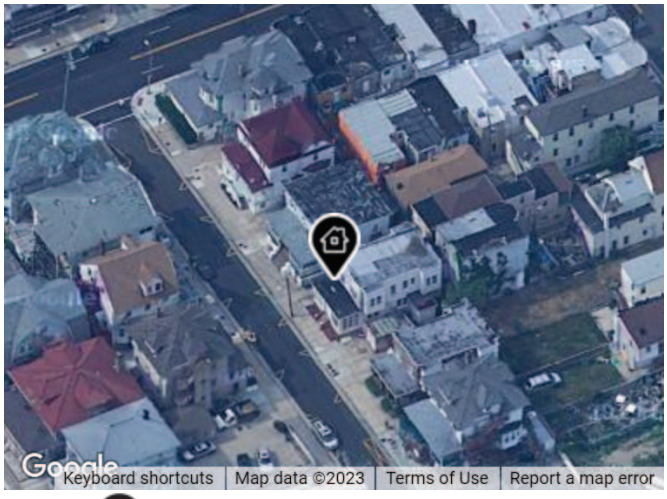
# Maps




Legend: Subject Property

Legend: Subject Property




Legend: Subject Property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# Historical Photos

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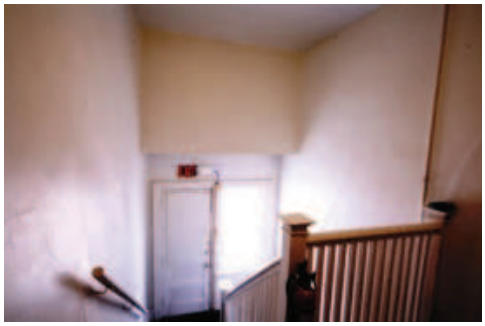

RPR
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