



Prior name, LA 'Renaissance, is located at 190 S Kentucky, Atlantic City, NJ and was constructed in the early 1980's as a 48-unit condominium 11 story building on the boardwalk of Atlantic City with ocean views all the way around. The property was converted to a timeshare and sold out with over 3000 week of ownership. The building eventually lost its appeal and due to declining owners was forced to close. It is estimated that there were approx. 3,000 individual titles in the building and the Association has taken responsibility to gain back all the titles through a Quiet Title action, so the sale will be of 48 condominium units all with clear and insurable title.

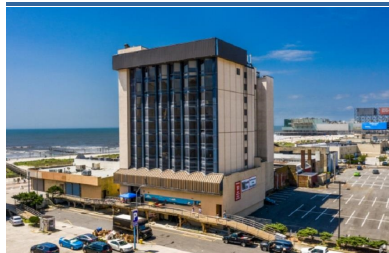
The building has 3 floors of indoor parking serviced by a car elevator. It has 7 floor of residential condominiums with and 11<sup>th</sup> floor Penthouse. The building also houses a game room, indoor pool and sauna. Common areas on the 3<sup>rd</sup> floor include a lobby area and several offices. The building has a boardwalk entrance and most of the units have an ocean view.

Atlantic City appears to have stabilize with 2 new casinos opening, totaling 9. There is a new push for different investments and several operators are looking at various non-gaming project such as the bar and restaurants popping up in the ORAGNE LOOP. The new Stockton University located in Atlantic City along with the headquarters building for South Jersey Gas Company are very welcomed successful additions to the city's skyline.

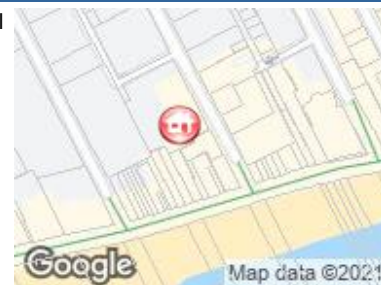
The Future is looking bright for Atlantic City and this is your opportunity to be smack-dab in the middle of the auction

Listing Brokerage: Grace Properties, 225 W Absecon Blvd, Absecon, NJ 08201. Office (609) 485-2262, Robert Salvato agent 609-705-9143

**ALL FIELDS CUSTOMIZABLE**



**MLS #** 552301 **Listing Type** Exclusive Right to Sell  
**Class** COMMERCIAL /INDUSTRIAL  
**Type** Commercial  
**Area** Atlantic City  
**Asking Price** \$10,950,000  
**Address** 190 S Kentucky Ave  
**City** Atlantic City  
**/Community**  
**State** NJ  
**Zip** 08406-1001  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y



**GENERAL**

<b>County</b>	Atlantic	<b>Number of Acres</b>	0.10
<b>Number of Units</b>	50	<b>Appointment Phone Number</b>	6097059143
<b>Listing Date</b>	6/17/2021	<b>Compensation-SAC</b>	3
<b>Compensation-BBC</b>	3	<b>Compensation-TBC</b>	3
<b>Year Built</b>	1980	<b>Lot Dimensions</b>	88.3X86.2
<b>Lot #</b>	26	<b>Block #</b>	48
<b># of Buildings</b>	1	<b>Percent Bldg. Coverage</b>	100
<b># of Stories</b>	11	<b># of Elevators</b>	3
<b># of Loading Docks</b>	1	<b>Sprinklers (Y/N)</b>	Yes
<b>Approx. Building SQFT</b>	65,000	<b>Office SQFT</b>	2000
<b>Retail SQFT</b>	1000	<b>Price per SQFT</b>	15
<b>Zoned</b>	commercial	<b>Directions</b>	Atlantic City Expressway to Pacific Ave. Make a left on Pacific and drive to Kentucky, make a right
<b>Associated Document Count</b>	0	<b>Original Price</b>	\$10,950,000
<b>Listing Office 1 - Office Name and Phone</b>	GRACE PROPERTIES - Main: 609-485-2262	<b>Agent - Agent Name and Phone</b>	ROBERT SALVATO - Cell: 609-705-9143
<b>Limited Service (Y/N)</b>	No	<b>Approved Short Sale?</b>	N/A
<b>Bank Owned/Foreclosure</b>	No	<b>MayBSub3rdPartyApp/ShortS</b>	No
<b>Waterfront (Y/N)</b>	No		

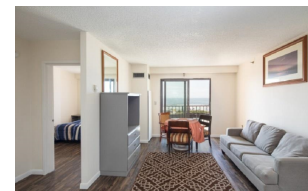
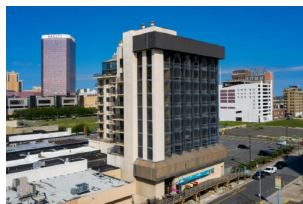
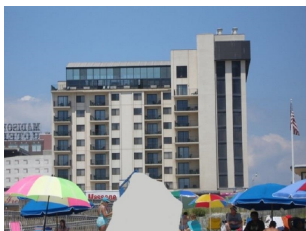
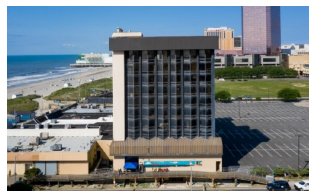
**FINANCIAL**

<b>Total Assessment</b>	\$4,200,000	<b>Land Value</b>	\$1,500,000
<b>Improved Value</b>	\$2,700,000	<b>Taxes</b>	\$65,000
<b>Tax Year</b>	2020		

**REMARKS**

**Remarks** Formally LA 'Renaissance, is located at 190 S Kentucky, Atlantic City, NJ and was constructed in the early 1980's as a 48-unit condominium 11 story building on the boardwalk of Atlantic City with ocean views all the way around. The building has 3 floors of indoor parking serviced by a car elevator. It has 7 floor of residential condominiums with and 11th floor Penthouse. The building also houses a game room, indoor pool and sauna. Common areas on the 3rd floor include a lobby area and several offices. The building has a boardwalk entrance and most of the units have an ocean view.

**ADDITIONAL PICTURES**





**DISCLAIMER**

This information is deemed accurate, but not guaranteed. © 2021 South Jersey Shore Regional Multiple Listing Service













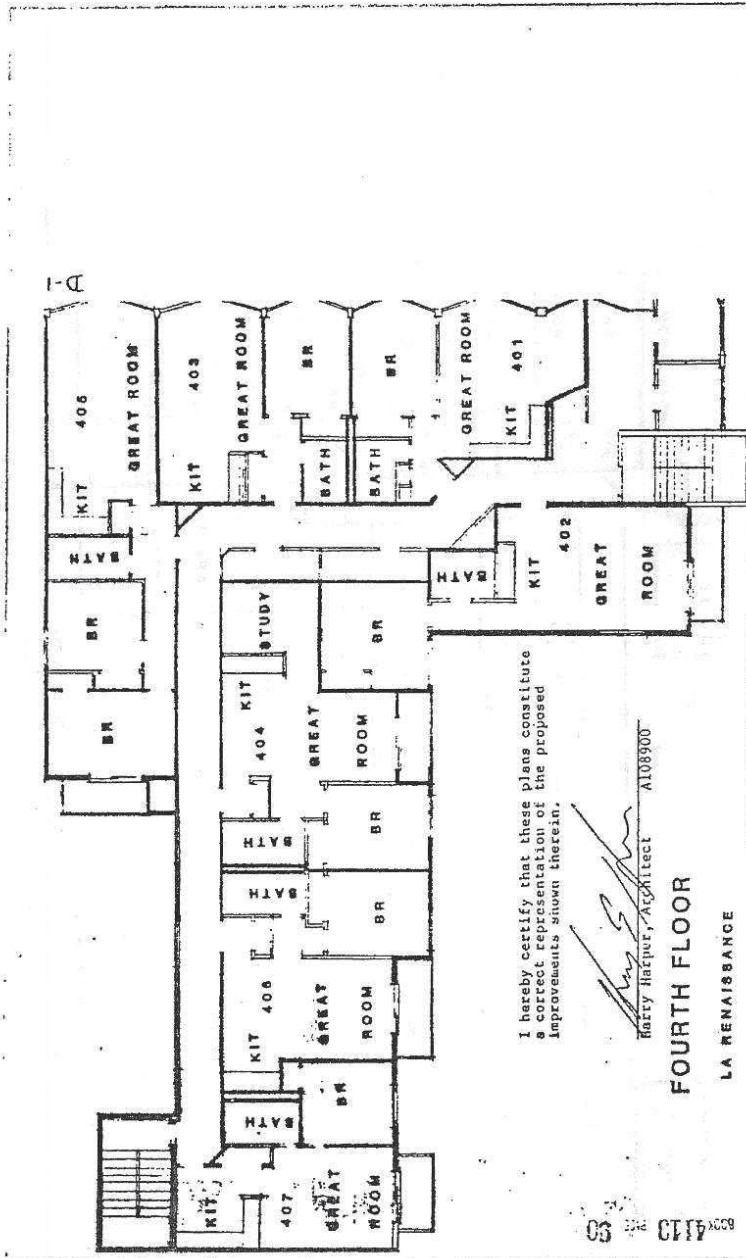
# LA RENAISSANCE CONDO FLOOR PLAN

Room #	Bedrooms	SF	View	Condition	Comments	Notes	Notes
401	1	474					
402	1	512					
403	1	562					
404	2	640					
405	2	806					
406	1	524					
407	1	436					
501	1	474					
502	1	512					
503	1	562					
504	2	640					
505	2	806					
506	1	524					
507	1	436					
601	1	474					
602	1	512					
603	1	562					
604	2	640					
605	2	806					
606	1	524					
607	1	436					
701	1	474					
702	1	512					
703	1	562					
704	2	640					

# LA RENAISSANCE CONDO FLOOR PLAN

705	2	806					
706	1	524					
707	1	436					
801	1	474					
802	1	512					
803	1	562					
804	2	640					
805	2	806					
806	1	524					
807	1	436					
901	1	474					
902	1	512					
903	1	562					
904	2	640					
905	2	806					
906	1	524					
907	1	436					
1001	2 PH	771					
1002	2 PH	1131					
1003	2 PH	952					
1004	2 PH	724					
1005	1 PH	436					
1101	2 floor PRES	1800					





D-1

I hereby certify that these plans constitute a correct representation of the proposed improvements shown therein.

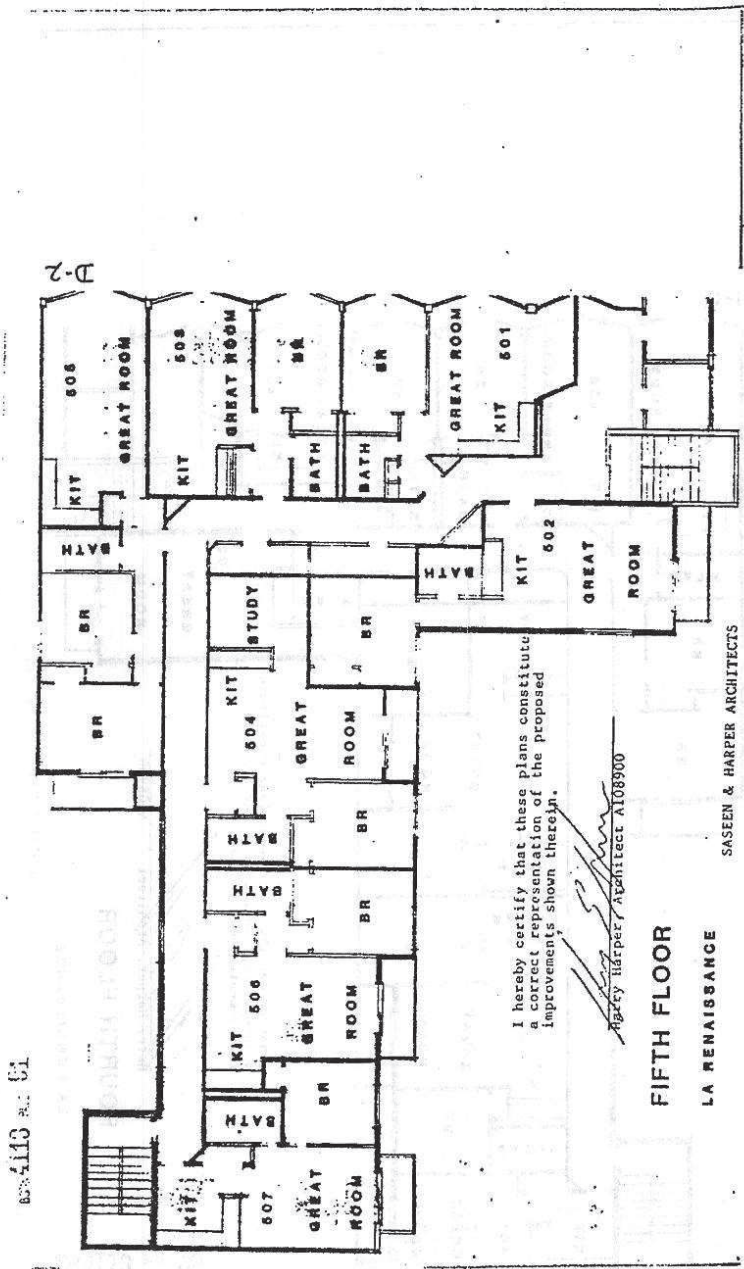
*[Signature]*  
 Harry Harper, Architect A108900

**FOURTH FLOOR**

LA RENAISSANCE

SASSEN & HARPER ARCHITECTS

CS 4113



I hereby certify that these plans constitute a correct representation of the proposed improvements shown therein.

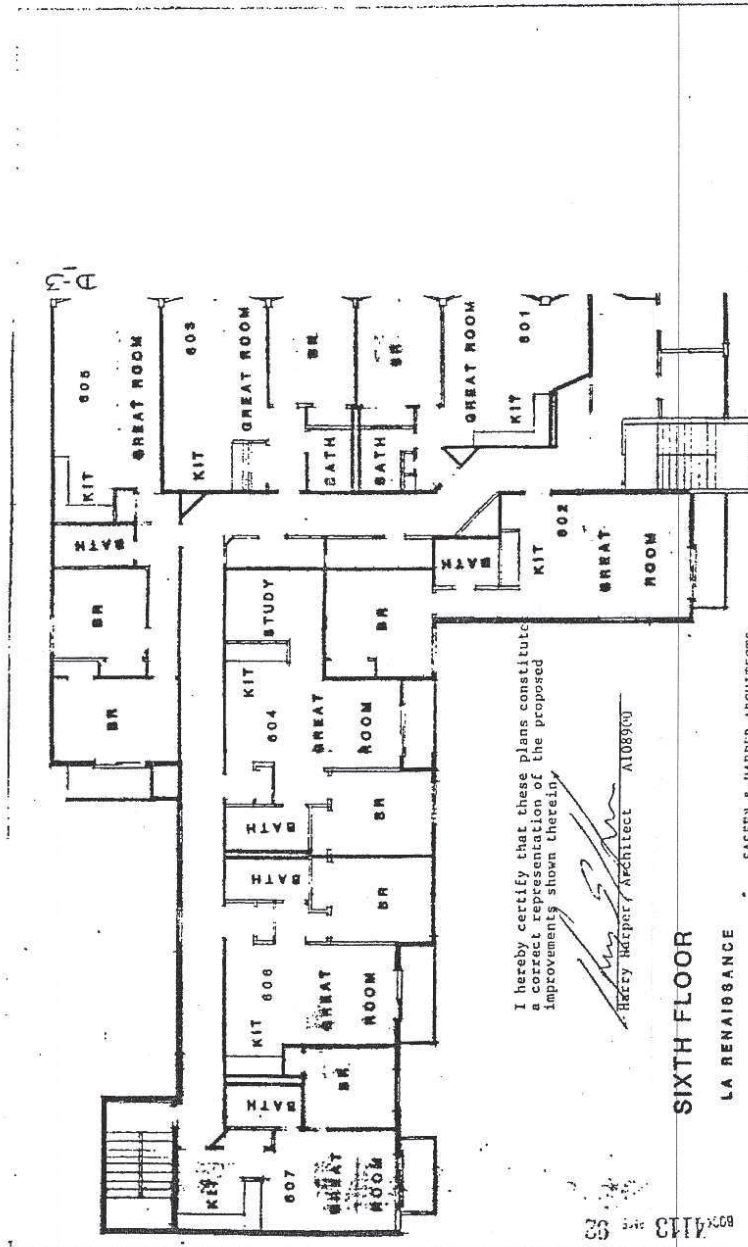
*[Signature]*  
 Gary Harper, Architect A108900

**FIFTH FLOOR**  
**LA RENAISSANCE**

SASEEN & HARPER ARCHITECTS

Book 4113 and 51

D-2



I hereby certify that these plans constitute a correct representation of the proposed improvements shown therein.

*[Signature]*  
 HARRY HARPER, Architect A108970

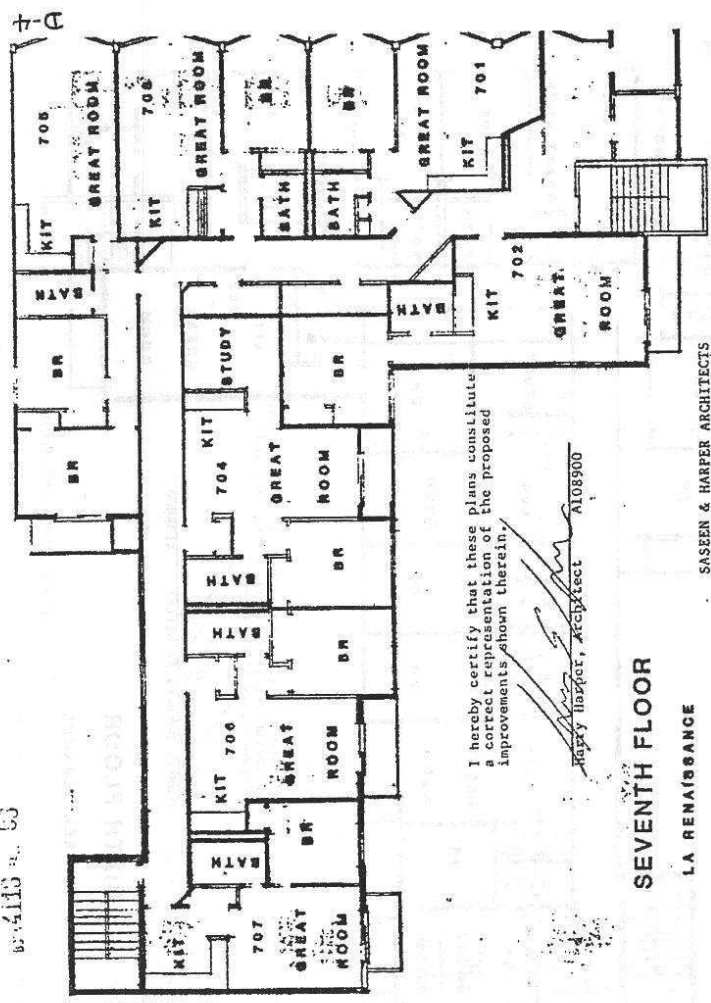
**SIXTH FLOOR**

LA RENAISSANCE

SASEEN & HARPER ARCHITECTS

BOOK 4113 PAGE 92

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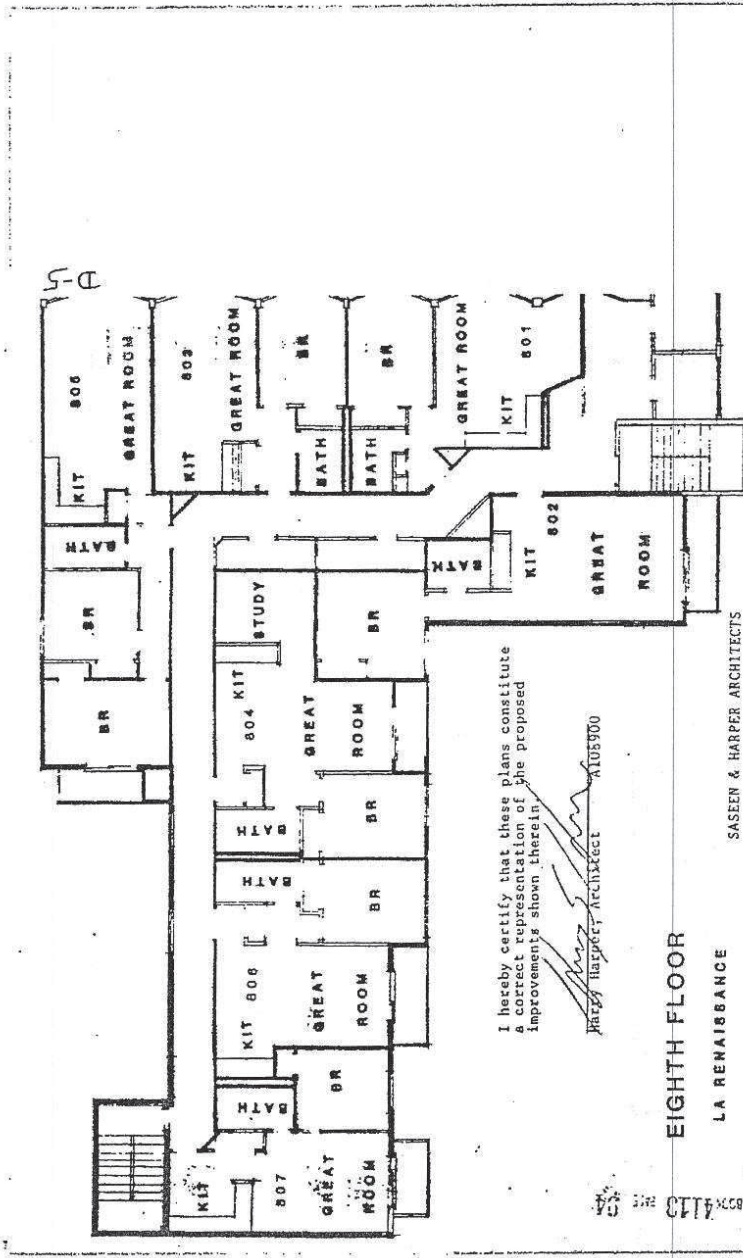
I hereby certify that these plans constitute a correct representation of the proposed improvements shown therein.

*Harry Harter, Architect*  
 Harry Harter, Architect A108900

**SEVENTH FLOOR**  
 LA RENAISSANCE

SASEEN & HARPER ARCHITECTS

D-4



I hereby certify that these plans constitute  
 a correct representation of the proposed  
 improvements shown therein.

*Harper* Harper Architect A105900

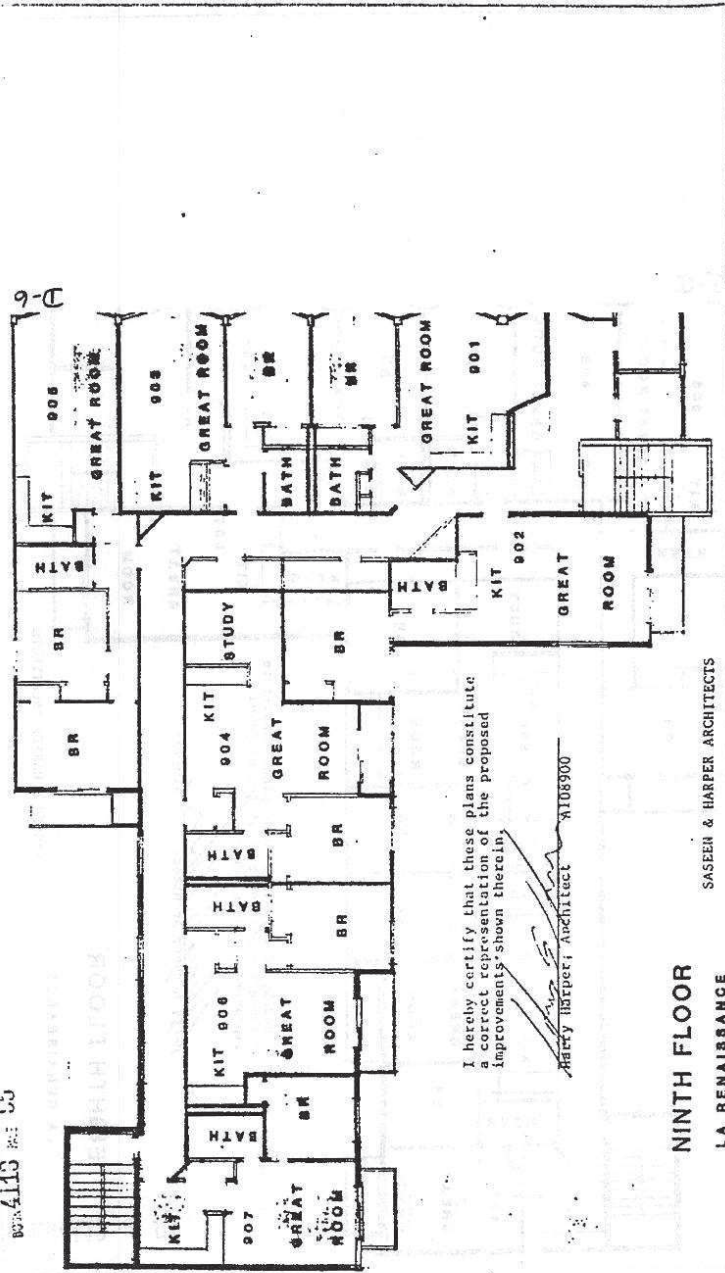
**EIGHTH FLOOR**

LA RENAISSANCE

SASEEN & HARPER ARCHITECTS

BOOK 4113 SHEET 94





BOOK 4113 PAGE 55

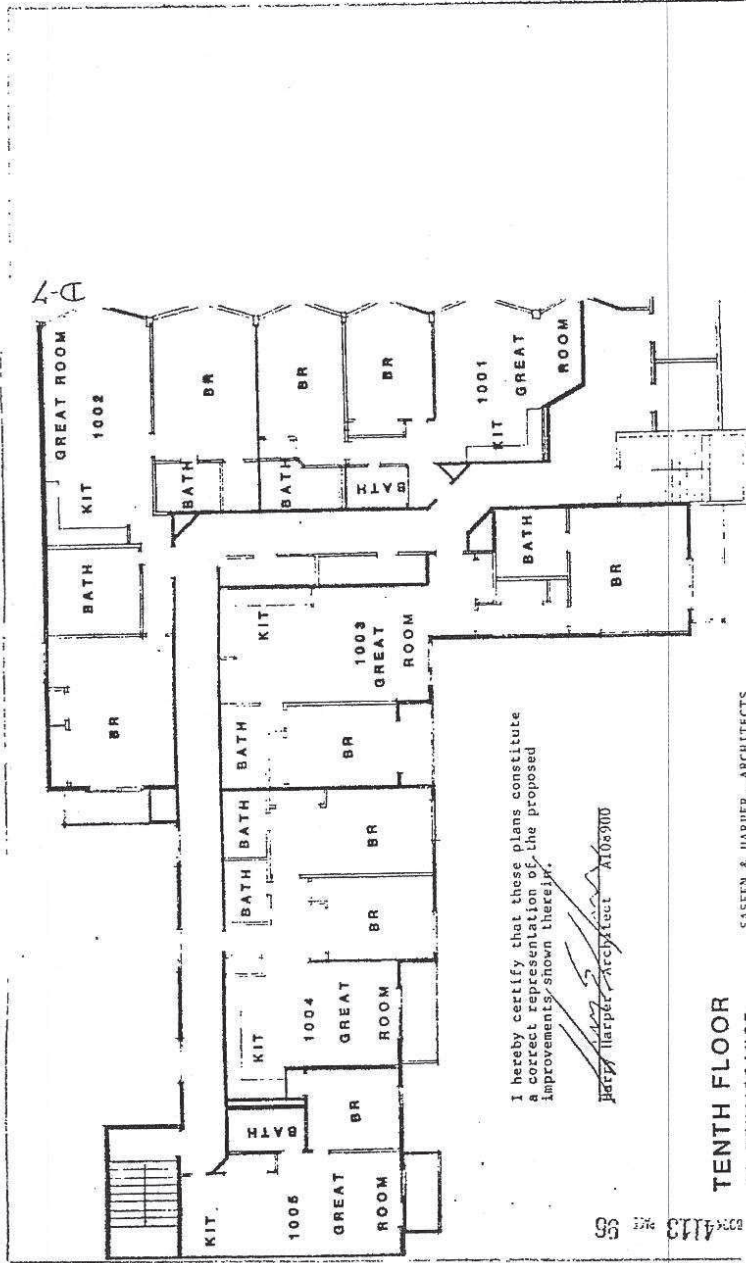
I hereby certify that these plans constitute a correct representation of the proposed improvements shown therein.

*[Signature]*  
Harry Harper, Architect  
A108900

**NINTH FLOOR**  
L.A. RENAISSANCE

SASEEN & HARPER ARCHITECTS

D-6



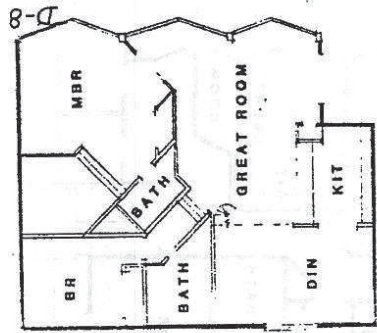
I hereby certify that these plans constitute  
 a correct representation of the proposed  
 improvements shown therein.

Harry Harper Architect A108900

**TENTH FLOOR**  
**LA RENAISSANCE**

SASEEN & HARPER, ARCHITECTS

BOOK 4113 96



I hereby certify that these plans constitute a correct representation of the proposed improvements shown therein.

*[Signature]*  
Barry Harper, Architect A108900

**PENTHOUSE**  
LA RENAISSANCE

SASEEN & HARPER ARCHITECTS

LA CITY

**BROKER REGISTRATION FORM: GRACE PROPERTIES (190 S KENTUCKY AVE ATLANTIC CITY NJ 08401)**  
**Broker/Salesperson and Prospective Buyer make the following Representations:**

1. The Prospective Buyer has named the referenced broker or agent as his/her exclusive broker or agent in writing prior to the inspection of the property or prior to registering as a buyer.
2. In order to qualify for any cooperating broker commissions/fees, the Broker/Salesperson must work with the Buyer and listing real estate brokerage throughout the purchase, escrow and closing process.
3. The cooperating Broker/Salesperson acknowledges and agrees that (i) it's fees/commission shall be equal to one (50%) of the accepted commission; (ii) the payment of such fees/commissions are subject to and conditioned upon Buyer actually closing on the Purchase of the Property under the terms (including price) set forth in the Contract of Sale that is fully executed and that under no other circumstances will Broker/Salesperson be paid; (iii) any payment shall be made concurrent with or immediately after closing of escrow; (iv) while a closing under the precise terms (including price) set forth in the Contract of Sale that is fully executed is required in order for Broker/Salesperson to earn it's commissions/fees. In the event of a reduction of the commission/fees to facilitate a closing, Broker/Salesperson's fees shall be proportionally reduced.
4. No commission shall be paid when Broker/Salesperson acts directly or indirectly as a principal in the sale or to any Broker/Agent currently suspended or disbarred by the Real Estate Commission. Owner and Broker/Salesperson hereby represent that Buyer (or owners of Buyer) does not own any interest in the brokerage firm listed above nor is the Broker/Salesperson an immediate family member of the Buyer (or its owners).
5. No commission shall be paid in connection with any Prospective Buyer who has already expressed interest in the property and has been in contact with another brokerage firm prior.
6. There shall be **NO EXCEPTIONS** to this procedure.
7. **Showing agent hereby certifies that he has disclosed to the potential buyer that the property is under construction and that both the broker and buyer (s) view and tour the property at there own risk. By signed this form both the broker and buyer relieve the listing broker/salesperson and owner of any liability whatsoever while touring the property.**
8. **THIS BROKER REGISTRATION MUST BE SUBMITTED IN ORDER TO RECEIVE COMMISSION. REGISTRATIONS ARE NOT EFFECTIVE UNTIL ACCEPTED IN WRITING BY GRACE PROPERTIES AND GRACE PROPERTIES SHALL HAVE THE SOLE AUTHORITY TO DETERMINE IF ANY REGISTRATION IS ACCEPTED BASED UPON THE REQUIRMENTS OF THESE TERMS AND CONDITIONS AND THE BROKER REGSITRATION FORM.**

Agreed to and accepted by:

Broker's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Prospective Buyer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**MUST BE FAXED TO (888) 391-4303 or emailed to [rs@acauctions.net](mailto:rs@acauctions.net) at least 24 hours before SHOWING**

PROPERTY ADDRESS: **190 S KENTUCKY AVE. ATLANTIC CITY NJ 08401**

BROKER/AGENT INFORMATION

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City State & Zip: \_\_\_\_\_

Agents Name: \_\_\_\_\_

Agents License #: \_\_\_\_\_

Agents Phone #: \_\_\_\_\_

Agents Email: \_\_\_\_\_

Brokers Name: \_\_\_\_\_

Brokers License #: \_\_\_\_\_

Brokers Phone #: \_\_\_\_\_

PROSPECTIVE BUYER(S) INFORMATION

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City State & Zip: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Business Partners: \_\_\_\_\_

Partner Phone #: \_\_\_\_\_

**Listing Brokerage: Grace Properties, 225 W Absecon Blvd, Absecon, NJ 08201. Office (609) 485-2262, agent 609-705-9143**