



**3817 Ventnor Unit 409**  
**Atlantic City, NJ 08401**

**Asking \$143,000.00**



**COMMENTS**

Lower Chelsea, Landmark Towers. This is a 2 Bedroom, 1 Bath condo offering a balcony with amazing views. There is tile flooring in the main living area. The tenant has been a long resident who is on a MTM Lease. Heat, water, sewer, trash and Association Management included in the Condo fee. The building has onsite laundry. An attached garage with spaces that are leased from Association on an as available basis. Hawkeye Management professionally manages the Association. This building is located in the Stockton University District and is only a few short blocks to the beach and boardwalk. Lots of opportunity to have a 2 bedroom place of your own for the upcoming summer, for fulltime living, or as an investor with immediate income. Showings by Appt with 24 Hr. notice. Tenants work both a day and night shifts with days off varying every week. 4pm or after on their work days. A tenant needs to be available for all showings.

**PROPERTY DETAILS**

|                 |              |           |            |
|-----------------|--------------|-----------|------------|
| ParkingGarage   | OtherRooms   | Heating   | Cooling    |
| Attached Garage | Dining Area  | Baseboard | Electric   |
|                 |              | Hot Water | Wall Units |
| Water           | Sewer        |           |            |
| Public Water    | Public Sewer |           |            |



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