

# Berger Realty

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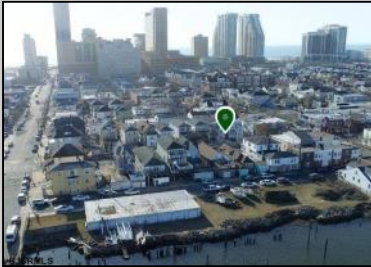


Berger Realty, Inc.  
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 Ocean City, NJ 08226  
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**2809 Fairmount  
 Atlantic City, NJ 08401**

**Asking \$399,000.00**



### COMMENTS

Introducing a one-of-a-kind duplex with breathtaking views of the Bay of Atlantic City! Enjoy a great income stream from this fully occupied property, strategically nestled in a central location close to highways, beaches, and the vibrant activities on the island. This property boasts two distinct units – a cozy two-bedroom apartment and a spacious three-bedroom apartment. The second-floor unit elevates living to a new level with a charming porch, the perfect spot to unwind and soak in the panoramic bay views. Both units are occupied by wonderful tenants who are up-to-date on rent, contributing \$1275.00 and \$1475.00 respectively. A lucrative investment opportunity awaits with reliable rental income of \$33,000 a year! Situated street to street, convenience is key with street parking available both in front and behind the property. The location is unmatched - located in close proximity to the vibrant activities that Atlantic City has to offer and also close to Ventnor & Margate.

### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Bay View	None	Eat In Kitchen	Gas-Natural
Deck		Great Room	
Porch		Kitchen	
Cooling	HotWater	Water	Sewer
Wall Units	Electric	Public	Public Sewer
	Gas		

**SALE**

**BADER-COLLINS ASSOCIATES**  
 "THE TEAM YOU CAN TRUST"

**BERGER REALTY**  
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**BADERCOLLINS.COM**

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