

# Berger Realty

Since 1928



Berger Realty, Inc.  
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709 Adriatic  
Atlantic City, NJ 08401

Asking \$389,000.00



## COMMENTS

INVESTOR ALERT - Bungalow Park Quadplex for sale. Two 3 bdrm units, and two 2bdrm units. One of the three bedroom units on the second floor is occupied, the other three are currently vacant. Get it fully rented and it should be producing about a 15% Cap Rate!! Income and Expenses are available to qualified buyers. Purchase now for about 7 Bitcoins! LOW Taxes & No HOA fees, close to the Beach, Boardwalk, & Gardners Basin! Up to \$30,000 in first time home buyers grant money may be available to qualified buyers if they plan to live in one of the units, & make this purchase with little to no money down! Street parking only, Located just a few blocks to the beach & boardwalk with life guards and comfort stations. Walking distance to Historic Gardners Basin where you can enjoy breakfast at Gilchrist & sunsets at Back Bay Ale house, or spend the day at the AC Aquarium. Close to the Absecon Lighthouse, Little Water Distillery, Sports Fields, The Borgata, Harrahs, Golden Nugget, Farley Marina, Hard Rock, Steel Pier, Resorts, Margaritaville, Ocean Resort, Showboat and the new Indoor Water Park! No rental restrictions.

## PROPERTY DETAILS

|                 |               |             |        |
|-----------------|---------------|-------------|--------|
| OutsideFeatures | ParkingGarage | Heating     | Water  |
| Curbs           | None          | Electric    | Public |
| Sidewalks       |               | Gas-Natural |        |

Sewer



Ask for Graham Ginn  
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