

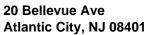


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com





Asking \$439,000.00







COMMENTS

This is a great investment opportunity for a recently renovated multi-property that was made available a few months before the tenants moved in. It is a four-unit building that is currently 100% occupied. There is one four-bedroom unit, one two-bedroom unit, and two one-bedroom units, all with separate electric meters. The tenants are great and have been keeping up-to-date with their rent payments. The location is superb, with easy access to dining, shopping, and cultural centers that provide all necessary amenities within reach. The property is also conveniently located just a block away from the famous casinos and beaches of Atlantic City. It is being sold \"As Is\" and has a gross income of \$6,050 per month. The property has been appraised for \$460,000 in its current condition, and the appraisal report is attached in the MLS documents. Please note that showings are available by appointment only. To schedule a showing, kindly contact the listing agent.

_	_							
		-	^-	-D	T\/ I	DET		_
		PK	OP	-ĸ	1 Y I) - 1	ΔII	

OutsideFeatures	ParkingGarage	Basement	Heating
Curbs	None	Crawl Space	Gas-Natural
Porch		'	

Cooling HotWater Water Sewer

Floctric Gas Public Public Sewer



Sidewalks

Ask for Dave Zelinski
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: djz@bergerrealty.com

