

Berger Realty

Since 1928



Berger Realty, Inc.
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20 Bellevue Ave
Atlantic City, NJ 08401

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.

PROPERTY DETAILS

| | | | |
|-----------------|---------------|-------------|--------------|
| OutsideFeatures | ParkingGarage | Basement | Heating |
| Curbs | None | Crawl Space | Gas-Natural |
| Porch | | | |
| Sidewalks | | | |
| Cooling | HotWater | Water | Sewer |
| Electric | Gas | Public | Public Sewer |



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