

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**518 Grammercy**  
**Atlantic City, NJ 08401**



**Asking \$265,000.00**



## COMMENTS

Investors delight! Just up the street from Ocean Casino, Showboat Hotel with its brand-new indoor waterpark and the world-famous Atlantic City Boardwalk there is a home looking for its next occupant. With off-street parking and access to all of the amenities the city has to offer, this home is a must see. Ascending the stairs to this two-story semi-detached home offers you a glimpse into the city while still being far enough away from downtown to maintain a quiet lifestyle. Entering the home, you are greeted with the living room and access to the large eat-in kitchen with ample cabinet space. Upstairs there are two nice sized secondary bedrooms, a full bathroom and a primary bedroom. In this part of Atlantic City, you are surrounded by so many great spots and with off-street parking, and public transportation at your door, you can get anywhere in town with ease. Sitting just blocks from multiple beaches, casinos, gardeners' basin, the newly re-opened Atlantic City Aquarium and many restaurants you couldn't ask for a more convenient location. Ask your lender about the Atlantic City Down Payment Assistance Program, it's time to stop dreaming of living at the shore and make that dream a reality, schedule a tour today!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Porch Sidewalks	ParkingGarage None	OtherRooms Eat In Kitchen
	<b>Ask for Michael Wallison</b> Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email: info@bergerrealty.com		Basement Crawl Space
	Cooling Central	Water Public	 Public Sewer

Gas-Natural