

# Berger Realty

Since 1928



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



1406 Madison Ave  
Atlantic City, NJ 08401

Asking \$319,000.00



## COMMENTS

Investors, take note of this opportunity in Venice Park Atlantic City! This legal duplex is a great investment option for those looking to rent out on Airbnb or through annual rental agreements. Unit 2 Upstairs has two bedrooms on the main floor and one bedroom or loft on the 3rd floor. The kitchen and bathroom have been fully renovated, and the house is currently undergoing further renovations. There is a new front porch, a deck in the back of the house, and a new terrace/porch on the 3rd floor. Additionally, there are new HVAC, gas stove, and refrigerator units. Ground-level Unit 1 is framed out for a two-bedroom apartment with a kitchen and 1 bath and needs partial renovations throughout. The buyer is responsible for all certifications, inspections, and CO. This property is easy to show, and there's a lockbox on the front door of Unit 1. Please call showing time to schedule a viewing.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Curbs	None	Loft	Forced Air
Deck		Pantry	Gas-Natural
Porch			
Sidewalks			
Cooling	HotWater	Water	Sewer
Central	Gas	Public	Public Sewer



Ask for Joanne Kelly  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jmk@bergerrealty.com

