



1201 Ohio  
Atlantic City, NJ 08401

Asking \$179,500.00



SJSRMLS

### COMMENTS

No more further showings. Cash offers only! Short sale addendum and solar can be found under MLS documents. Complete rehab needed. Property is Subject to "Short Sale Bank Approval". Being sold strictly "As is Condition". Buyer responsible for all certifications including obtaining C/O certification. Home inspection report on file for inf. purposes only. Short sale is being handled through William Sragow Attorney. Title is through Atlantic Shore Title which has been completed. All offers must be in "ink signature only" per the bank. Offers are to be submitted in person Listing agents office. A short sale addendum must be attached along with copy of deposit check with offer. Proof of cash funds must be provided with offer. Great opportunity for investor as a B and B rental or buy as a single family home. Located on nice street in Beautiful Venice Park area. 3 Level brick front home situated on nice high corner lot. Solar included in the sale. (inf. is available upon request) Great for the contractor or handy man person. Close to Casinos, Restaurants and Beach. Lower level has a custom built in large bar for entertaining...Could easily be converted to an in law quarters. Large living room with bay window and fireplace, hardwood floors, formal dining room leads to a back yard. Spacious eat in kitchen. Sun room patio off the 2nd guest bedroom, hardwood floors, Upper level offers a master bedroom and bath, 3rd floor loft area w/ a private 4th bedroom . Attached one car garage + additional parking in driveway. Sprinkler. Fenced in back yard for privacy. Some updating and remodeling could make for a beautiful home or vacation home or great rental investment.

### PROPERTY DETAILS



Outside Features  
Fenced Yard  
Porch Enclosed  
Shed  
Sprinkler System

ParkingGarage  
Attached Garage  
One Car

OtherRooms  
Dining Room  
Eat In Kitchen

Ask for Rodman Place  
Berger Realty Inc  
100 E. 55th St., Ocean City  
Call: 609-399-4211

Email to: rpp@bergerrealty.com

Basement  
Crawl Space

Heating  
Gas-Natural  
Hot Water  
Multi-Zoned



Water  
Public

Sewer  
Public Sewer