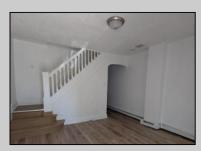




Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com













1015 Ohio Atlantic City, NJ 08401

Asking \$175,000.00



## COMMENTS

Investor Alert - Vacant, Newly renovated, CO Ready, Tenants or New Owners Can move right in! Super LOW taxes & Very HIGH double digit returns - 18% Cap Rate! Rent this home out today for \$2700 p/m or more, property is even section 8 approved for landlords who like GUARANTEED rent! This is a Single Family attached LEGAL 3 bedroom row home that features a covered front porch, fenced in front yard, plenty of street parking, a back yard that can double as a rear drive way, a mostly open floor plan, ceiling fans, gas hot water baseboard heating and gas cooking! Property is located in close proximity to MLK School, the Tanger Outlets shopping center, Dave & Busters, The Bass Pro Shops, and the AC Convention Center. Less then five minute drive to the beach and boardwalk, Stockton University, and Easily accesible from Route 30, white horse pike & Atlantic city expressway. Income and Expenses available to qualified buyers.

PROPERTY DETAILS			
Exterior Brick	OutsideFeatures Curbs Fenced Yard Paved Road Porch Sidewalks	ParkingGarage None	OtherRooms Dining Area
	AppliancesIncluded Ga <b>Askofer</b> Colin Ha Reference I 670 Boardwalk Sewer Pu <b>Finse</b> wa: ceh@b	Gas-Natural Hot Water OCean City 600	HotWater Gas