

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	None	Dining Area
	Fenced Yard		
	Paved Road		
	Porch		
	Sidewalks		



AppliancesIncluded Heating  
Gas for Mary Kucharski  
Refrigerator  
Self Cleaning Oven  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
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HotWater  
Gas

