

# Berger Realty

Since 1928



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1530 Beach Ave  
Atlantic City, NJ 08401

Asking \$279,900.00



SJSRMLS

## COMMENTS

Welcome home, experience Atlantic City, and all it has to offer in this spacious, well appointed, 3-bedroom, 2 full bath home, located in the desirable Venice Park neighborhood. Known for its iconic boardwalk, vibrant casinos, and lively entertainment scene, Atlantic City also offers beautiful beaches, rich history, and a thriving community spirit. This recently updated, turnkey property is suitable for many types of usage. Offering a great neighborhood vibe for the single family homeowner, turnkey opportunity for investors looking to expand their portfolio, or seeking a potentially profitable rental opportunity. The spacious living room, open concept dining room and kitchen are perfect for entertaining, or enjoying time with the family. The sliding glass doors lead you to a generous, sized deck, as well as a fenced yard, perfect for sitting and relaxing, dining outside, watching the kids play, soaking up the sun, reading a book, or just planning your day/night out. The roof, appliances, and mechanicals were updated four years ago, giving extra peace of mind. The primary bathroom features a convenient full bath adding to the extra comforts of home, or convenience for rental and air bnb use. There is nothing to do but move in and make this home your home sweet home! For Airbnb investors: With an approximate average rate of \$200 per night and average high occupancy, this home offers lucrative potential, boasting cap rates between 11.43% and 14.86% or higher. For long-term rental owners: Enjoy stable income with average rents of \$2,800 to \$3,100 per month and a cap rate of approximately 12.22%. Perfect for families or first-time buyers, this freshly remodeled property combines comfort and convenience. Additionally, there are approximately \$50,000 in grants available from the city or state, making this a fantastic opportunity. Don't miss out on this exceptional home in the heart of Atlantic City!

## PROPERTY DETAILS

|               |             |         |
|---------------|-------------|---------|
| ParkingGarage | Heating     | Cooling |
| None          | Forced Air  | Central |
|               | Gas-Natural |         |

Sewer  
Public Sewer

