Berger Realty
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REALTOR

1825 Beach Ave
Atlantic City, NJ 08401

Asking $265,000.00

SJSRMLS

COMMENTS

Back on the market due to no fault of the sellers! The previous buyers were unable to secure financing. This home may be eligible for several different grants if you qualify. Atlantic County Improvement Authority-will give 10% down and up to $5k for closing costs, to qualified buyers Walking distance to local recreation, 1825 Beach Ave features quartz countertops, lvp flooring, stainless steel appliances. In addition, the roof and HVAC were updated in 2021, the kitchen boasts an island and leads to an open living room and dining room. These updates, and floorplan make this home perfect for entertaining. The back yard features a generous sized deck to enjoy summer nights, sip your coffee in the morning, and entertain. The garage offers additional space for storage. Investor opportunity! This property was a profit generating air bnb, but is suitable for single family primary residence or vacation use as well. C/O has been obtained, and sellers are fully ready to proceed. Good for Airbnb investors: With an approximate average of $200 per night rate and average high occupancy rates in the area, this home offers lucrative potential, boasting cap rates between 10.19% and 13.51% 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 11.34%. 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! *Furniture negotiable*

PROPERTY DETAILS

Heating	Cooling	Water
Forced Air Gas-Natural	Central	Public

Ask for Joanne Kelly
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