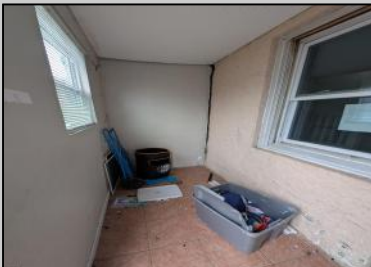


Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



1441 Caspian
Atlantic City, NJ 08401

Asking \$157,000.00



COMMENTS

Vacant and Ready for Showings. Three bedroom rowhome end unit with fenced in backyard with a massive 20% Cap Rate makes this a perfect property to add to your investor portfolio! 2025 Housing Authority Rents are nearly \$35,000 annually! Located in West Atlantic City Neighborhood, directly across from the NY Ave School. Easily Accessible from main roads like the AC Expressway & MLK BLVD. Its central location places it within a 5 minute drive to everything the city has to offer such as the Tanger Outlets, AC Convention Center, Ocean Casino, Hard Rock, Steel Pier, Showboat, Indoor Island Waterpark, Resorts, Margaritaville, Borgata, Water Club, Harrahs, Golden Nugget, Farleys Marina, Gardners Basin, Absecon Lighthouse, AC Aquarium, Little Water Distillery, Seed Brewery, Boardwalk Hall, Fishing Piers & Jetties, and of course the worlds most famous Beaches and Boardwalk!! First time home buyers may qualify for up to \$45000 in first time home buyer grant money on this purchase!! Income and Expenses are available to qualified investors. This property will be sold as-is and vacant.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	None	Dining Area
Stucco	Fenced Yard		
	Paved Road		
	Sidewalks		



Heating Gas
Asking \$157,000.00
HotWater
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