

# Berger Realty

Since 1920



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



**2022 Grant  
Atlantic City, NJ 08401**

**Asking \$245,000.00**



SJSRMLS

## COMMENTS

This Atlantic City duplex is a fantastic opportunity for investors looking to build their rental or AirBnB portfolio or for an owner occupant looking to live in one unit and rent out the other. Featuring 2 units, each boasting a comfortable layout with 2 bedrooms and 1 bath connected by a shared interior foyer. Each unit also has separate back entrances providing independent access along with a fenced in backyard offering privacy and outdoor space. The upper unit features a bonus room perfect for a home office or workout space providing plenty of natural light with an upper level front deck. The laundry room in each unit also adds convenience for residents. Close to shopping and minutes away from the Atlantic City boardwalk, beaches, and casinos. This duplex presents a promising investment opportunity with the potential for strong rental rental income.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	None	Laundry/Utility Rm	Crawl Space
Deck			
Fenced Yard			
Patio			
Sidewalks			

## Heating



Water  
Public

Sewer  
Public Sewer

Ask for Michael Maina

Berger Realty Inc

3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: mai@bergerrealty.com

