

# Berger Realty

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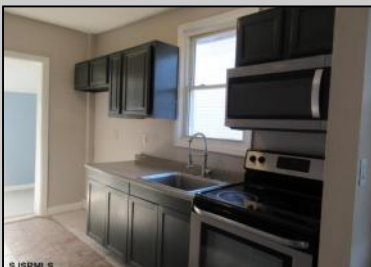


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2022 Grant  
Atlantic City, NJ 08401

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 Theresa Maina

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