



**600 Dover
Chelsea Heights, NJ 08401**

Asking \$379,900.00



COMMENTS

Incredible Investment Opportunity – Perfect for Airbnb, Long-Term Rental, or First-Time Homebuyers! Nestled in the sought-after Chelsea Heights neighborhood, this elevated 3-bedroom, 1.5-bath home is packed with potential—whether you're seeking a primary residence, vacation rental income, or a profitable long-term investment. Property Highlights: Gleaming hardwood floors throughout Spacious fenced yard ideal for entertaining or relaxing outdoors Large side deck off the kitchen for additional outdoor living space Raised post-Hurricane Sandy with a ground level offering 6-foot ceilings—great for storage or future expansion New HVAC system, two driveways, and three decks Prime location—just minutes from Atlantic City beaches, boardwalk, casinos, restaurants, and outlet shopping Financial Incentives: May qualify for up to 10% down payment and \$5,000 in closing cost assistance through the Atlantic County Improvement Authority Additional city and state grants of up to \$50,000 may be available for eligible buyers Airbnb potential: Estimated nightly rates of \$200–\$300 with high occupancy in the area Long-term rental income: Average monthly rents of \$2,800–\$3,100, yielding an attractive cap rate of approximately 11.34% All within walking distance to parks and recreation, and just a short drive to all the best Atlantic City has to offer. ? Whether you're starting out or scaling up, this beautifully updated home is a rare find with outstanding income potential. ?? Schedule your private tour today!

PROPERTY DETAILS

| | | | |
|--------------------|-----------------|-----------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms |
| Vinyl | Deck | None | Dining Area |
| | Fenced Yard | | Dining Room |
| | Paved Road | | Laundry/Utility Room |
| | Shed | | Recreation/Family |
| | Sidewalks | | |
| AppliancesIncluded | Basement | Heating | Cooling |
| Dishwasher | 6 Ft. or More | Head Forced Air | Central |
| Disposal | Room | Gas-Natural | |
| Dryer | Full | | |
| Gas Stove | Inside Entrance | | |
| Microwave | | | |
| Refrigerator | | | |
| Washer | | | |
| HotWater | Water | Sewer | |

Berger Realty

• Since 1928 •



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

✉ info@bergerrealty.com



Gas

Public

Public Sewer



Ask for Ellen L. Senft
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: els@bergerrealty.com

