



**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

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Gas

Public

Public Sewer



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