

# Berger Realty

Since 1928



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

info@bergerrealty.com



1406 Madison Ave  
Atlantic City, NJ 08401

Asking \$249,900.00



## COMMENTS

Investors take note of this opportunity in Venice Park, Atlantic City! This legal duplex represents a fantastic investment option for rental income, whether through Airbnb or annual rental agreements. Unit 2, located upstairs, features two bedrooms on the main floor and either one bedroom or a loft on the third floor. Both the kitchen and bathroom have been renovated, and the house is undergoing additional renovations. There is a new front porch, a deck at the back of the house, and a new terrace/porch on the third floor. Additionally, the HVAC system is just one year old, and there are newer kitchen appliances. Ground-level Unit 1 is framed for a two-bedroom apartment, which includes a kitchen and one bathroom. Renovations are needed throughout this unit. The buyer is responsible for all certifications, inspections, and the Certificate of Occupancy. This property is easy to show, with a lockbox on the front door of Unit 2. Please call showing time to schedule a viewing.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Curbs	None	Dining Area	Forced Air
Deck		Kitchen	Gas-Natural
Porch		Living Room	
Sidewalks		Loft	
Cooling	HotWater	Water	Sewer
	Gas	Public	Public Sewer



Ask for Brian Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bk@bergerrealty.com

