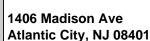




Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com





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.

PR	OPFR	TY DI	FTAILS

11101 21111 22171120				
OutsideFeatures	ParkingGarage	OtherRooms	Heating	
Curbs	None	Dining Area	Forced Air	
Deck		Kitchen	Gas-Natural	
Porch		Living Room		
Sidewalks		Loft		



HotWater Water Sewer
Gas Public Public Sewer
Ask for Donna Brown

Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: dmb@bergerrealty.com

