



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



□ oc17@BergerRealty.com



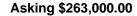








1406 Madison Ave Atlantic City, NJ 08401





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

OutsideFeaturesParkingGarageOtherRoomsHeatingCurbsNoneDining AreaForced AirDeckKitchenGas-NaturalPorchLiving RoomSidewalksLoft



HotWater Water
Gas Public
Ask for Matthew Galownia
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500

Email to: gmj@bergerrealty.com



Sewer

Public Sewer