

# Berger Realty

Since 1928



Berger Realty, Inc.  
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60 Maine  
Atlantic City, NJ 08401

Asking \$190,000.00



## COMMENTS

Flagship condo for sale! This studio unit is a ocean facing unit with breathtaking views and amazing amenities. The unit itself has 1 full bath, a remodeled kitchenette and very large balcony that looks out over the ocean. It is located on the 25th floor of the prestigious Atlantic City Flagship building. The building offers an indoor pool, spa, gym, arcade, lobby bar, kid zone, garage parking, 24 hour security, laundry room, and the famous Kelsey and Kim's restaurant. Most appealing of all, is that the building charges no condo buy-in fee, no rental restrictions whatsoever, and the HOA fee covers all utilities, exterior insurance, and basic cable. Unit owners are responsible for taxes and interior insurance. Whether you're looking for an income producing investment or a full time residence, this opportunity is hard to pass up!

## PROPERTY DETAILS

|                      |                          |                                    |                       |
|----------------------|--------------------------|------------------------------------|-----------------------|
| Exterior<br>Concrete | ParkingGarage<br>One Car | OtherRooms<br>Laundry/Utility Room | Heating<br>Forced Air |
| Cooling<br>Central   | Water<br>Public Water    | Sewer<br>Public Sewer              |                       |



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