



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













## 117 Congress Ave Atlantic City, NJ 08401

Asking \$245,000.00



## COMMENTS

This is a rare opportunity to own a house near the beach block, just half a block from the Ocean Casino—only 179 steps from the casino property line and a 3-minute walk to Atlantic City Beach. Just a 5-minute walk to the new water park, this house is ideally situated near all that Atlantic City has to offer. With a beautiful view and close access to the legendary boardwalk, sandy beaches, and vibrant casinos, the house features three bedrooms, one full bathroom, and a powder room on the main level. This is a once-in-a-lifetime chance to either live near the beach block area of Atlantic City or invest in long-term or short-term rental opportunities. This chance won\'t last long: submit your offer now. VIRTUAL TOUR AVAILABLE ON MLS

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PROPERTY DETAILS			
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Stucco	Curbs	None	Dining Area
Vinyl	Patio		Laundry/Utility Room
	Porch		Pantry
	Sidewalks		-
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide	Gas Stove	Crawl Space	No Heating
Detector	Refrigerator		-
Smoke/Fire Alarm			
Hoften Zachary Franch Sewer			Sewer
GaBerger Realty IncPublic Public Sewer			Public Sewer
CARRY CONTRACT	Email to: zcf@bergerrealty.com		
		-	
	Exterior Stucco Vinyl InteriorFeatures Carbon Monoxide Detector	PROPERT   Exterior OutsideFeatures   Stucco Curbs   Vinyl Patio   Porch Sidewalks   InteriorFeatures AppliancesIncluded   Carbon Monoxide   Detector Refrigerator   Smoke/Fire Alarm HoAstafor Zachary   GaBerger Realty In 3160 Asbury Ave   Call: 609-399-00 Call: 609-399-00	PROPERTY DETAILS   Exterior OutsideFeatures ParkingGarage   Stucco Curbs None   Vinyl Patio Porch   Sidewalks Porch Sidewalks   InteriorFeatures AppliancesIncluded Basement   Carbon Monoxide Gas Stove Crawl Space   Detector Refrigerator Smoke/Fire Alarm   HoAvekt for Zachary Firench   GaBerger Realty Ind <sup>Public</sup> 3160 Asbury Avenue, Ocean City   Call: 609-399-0076 Call: 609-399-0076