

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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715 Harris  
Atlantic City, NJ 08401

Asking \$134,900.00



## COMMENTS

NOW VACANT and being Renovated - INVESTOR ALERT - 11%+ Cap Rate - Prime location, 2bdm, 2 story single family row home. You can see the Ocean Resort Casino, Hard Rock, and the showboat from your front door step!! Beach and Boardwalk are about four blocks away and Golden Nugget, Harrahs, and Borgata are about 7 or 8 blocks away! Good central location in a happening part of town. Purchase this home for about 1.5 bitcoins, Hard Money, or Conventional Financing. Being sold AS-IS, buyers responsible for their own CO. Income and Expenses available to qualified investors.

## PROPERTY DETAILS

|             |                 |               |                    |
|-------------|-----------------|---------------|--------------------|
| Exterior    | OutsideFeatures | ParkingGarage | AppliancesIncluded |
| Brick       | Curbs           | None          | Gas Stove          |
| Stucco      | Paved Road      |               | Refrigerator       |
| Vinyl       | Porch           |               | Self Cleaning Oven |
|             | Sidewalks       |               |                    |
| Heating     | Water           | Sewer         |                    |
| Forced Air  | Public          | Public Sewer  |                    |
| Gas-Natural |                 |               |                    |



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