

# Berger Realty

Since 1928



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



**4501 Atlantic**  
**Atlantic City, NJ 08401**

**Asking \$107,450.00**



SJSRMLS

## COMMENTS

Great Studio unit at the Kingston! Secure unit with a locked common entrance which leads to the south side stair well. Unit on the 3rd floor in the rear of the building. Super close to the beach and boardwalk ,Recently redone with new carpet ,laminat flooring and newer appliances. Bathroom has also been updated recently. Close to Stockton perfect for a student or a summer place to park and enjoy the AC lifestyle. Condo fee is \$144 a month and is reasonable and covers water and sewer and insurances. Jitney stops right out front. Great little investment property this unit brings in a \$1,000 a month on an annual basis. (City ordinance only allows one person per studio unit) Also NO AIR BNB short term rentals.

## PROPERTY DETAILS

Exterior Brick	ParkingGarage None	OtherRooms Eat In Kitchen	InteriorFeatures Wall to Wall Carpet
Heating Electric Heat Pump	Cooling Wall Units	HotWater Electric	Water Public Water
Sewer Public Sewer			



Ask for James Gray Haenn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jgh@bergerrealty.com

