

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



101 Raleigh Ave  
Atlantic City, NJ 08401

Asking \$162,500.00



## COMMENTS

**BALCONY UNIT !!** Incredible investment or owner occupy opportunity! Cozy 1 bedroom, 1 bath condo located in the highly sought after Warwick Condominium complex in Atlantic City, NJ. This unit features a sizable living room, kitchen with dishwasher, and en suite primary bedroom. The large balcony boasts views of the beach, Boardwalk, ocean and city view. Long term Tenant would love to stay on with new owner. OCEANFRONT building with heated pool with cabanas- the beach and boardwalk are your backyard and a short drive from all the shopping, dining, and nightlife that Atlantic City has to offer. All utilities are covered in the condo fee, parking is available \$80 per month on waitlist, cabana rental for season for owner occupants is \$600, cable \$40, laundry on property, as well as storage- this is a must-see unit within a great building and fantastic Lower Chelsea location !!

## PROPERTY DETAILS

Exterior Brick	ParkingGarage None	Heating Electric	Cooling Central
Water Public Water	Sewer Public Sewer		

Ask for Donna M. Drohan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: dmd@bergerrealty.com

