

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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707 Green  
Atlantic City, NJ 08401

Asking \$205,000.00



SJSRMLS

#### COMMENTS

New Listing on Market priced with an Equity Opportunity! Large Extended 2 story home, Enclosed Sun Porch (newer roof), Living Rm, Formal DR, Kitchen, Pantry, and 1st floor Bedroom. Current use 5 BR home, ample space for 2nd full bath, Gas Heat, Gas stove, utility rm, some newer flooring, newer bathroom. Minutes to Beach, Casinos, Boardwalk. Stockton Universities & ACC College. Tenant occupied with month-month lease. 24 hr notice via Showingtime. Small pet dog on premise. Great opportunity for Buyer with \$20K - \$30K AC Grant TQB!! Call for details. Sold as-is, Buyer/Buyer Agent responsible for certifications for certificate of occupancy and securing C.O. Inspections for informational purposes only. No unseen Offers. Current Tenant has month-month lease. Photos coming soon. 24 hr notice.

#### PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Gas-Natural	Public	Public Sewer



Ask for James Gray Haenn  
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