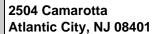


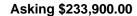


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





















COMMENTS

Great Opportunity for First-Time Buyers or Investors! This 4-bedroom, 2-bath home is perfectly located in the heart of Atlantic City—just 1.5 blocks from the beach and boardwalk. Featuring a convenient first-floor bedroom, it\'s also within walking distance to shopping and casinos. Currently tenant-occupied, generating \$2,000/month in rental income. Property is being sold AS-

IS, with the buyer responsible for obtaining the Certificate of Occupancy from the city. PROPERTY DETAILS OutsideFeatures Exterior ParkingGarage OtherRooms

None

Breakfast Nook Eat In Kitchen Primary BR on 1st floor Recreation/Family Storage Attic

AppliancesIncluded Gas Stove Refrigerator

Basement Crawl Space

Fenced Yard

Sidewalks

Heating Gas-Natural Radiator

Cooling Ceiling Fan(s)

HotWater

Brick

Water Public Sewer **Public Sewer**

Ask for Denise Kelley Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: dlk@bergerrealty.com

