

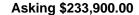


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2504 Camarotta Atlantic City, NJ 08401















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-

None

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

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

AppliancesIncluded Gas Stove Refrigerator

Heating **Basement** Gas-Natural **Crawl Space** Radiator

Sidewalks

Cooling Ceiling Fan(s)

HotWater

Brick

Water Sewer Public **Public Sewer**

Ask for J.K. Hepner, III Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jkh@bergerrealty.com

