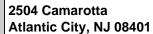




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





















## **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	DETAIL:	S

OutsideFeatures Exterior ParkingGarage Fenced Yard **Brick** None Sidewalks

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

AppliancesIncluded Gas Stove Refrigerator

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

Cooling Ceiling Fan(s)

HotWater

Water Public Sewer **Public Sewer** 

