

# Berger Realty

Since 1928



Berger Realty, Inc  
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115 Seaside Ave  
Atlantic City, NJ 08401

Asking \$509,000.00



## COMMENTS

Located just 2 blocks from the Boardwalk and beach in the sought-after Uptown Inlet area of Atlantic City, this fully furnished duplex is a turnkey investment with immediate rental income potential. The Inlet section of Atlantic City is awaiting an exciting project that was approved for the development of a new residential community with townhouses near the Boardwalk, and this property is in the heart of the location of the new development. The property features two units: 1 Bedroom / 1 Bath Unit which has a newly updated kitchen with quartz countertops and stainless steel appliances and 4 Bedrooms / 1.5 Bath Unit with a Jacuzzi tub in one of the bedrooms. Currently operating as a successful short-term rental, this property grossed \$90K in 2024, making it a lucrative investment opportunity. Whether you're looking for a beachside getaway or a high-income rental property, this duplex delivers both location and potential. Don't miss out on the chance to own a piece of Atlantic City's vibrant coastline! \"Property being sold strictly 'As Is.'\" Buyer is responsible for obtaining all occupancy inspections and certificates.\"

## PROPERTY DETAILS

|               |            |              |              |
|---------------|------------|--------------|--------------|
| ParkingGarage | Basement   | Heating      | Cooling      |
| None          | Unfinished | Baseboard    | Window Units |
| HotWater      | Water      | Sewer        |              |
| Electric      | Public     | Public Sewer |              |



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