

# Berger Realty

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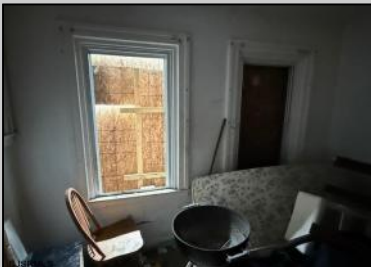
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

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**2609 Pacific  
Atlantic City, NJ 08401**

**Asking \$250,000.00**



## COMMENTS

Investor Special! This duplex offers two spacious 3-bedroom units and is ideally located just minutes from the beach and famous Atlantic City casinos. A full gut renovation is needed, presenting a fantastic opportunity to create significant value. Whether you're looking to flip, rent, or develop, the possibilities are endless. Buyer is responsible for all due diligence regarding zoning and usage. Don't miss this prime investment opportunity in a high-demand area!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Water
Curbs	None	Gas-Natural	Public
Porch			
Sidewalks			
Sewer			
Public Sewer			



Ask for Linda Watts  
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