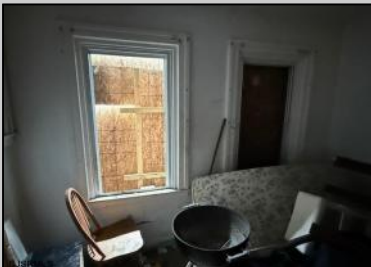


# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
[info@bergerrealty.com](mailto:info@bergerrealty.com)



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 Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [ls@bergerrealty.com](mailto:ls@bergerrealty.com)

