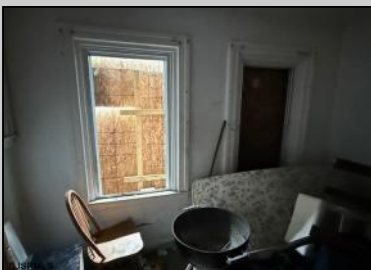


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Sara Varani  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: sev@bergerrealty.com

