

# Berger Realty

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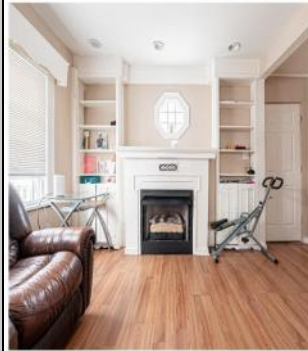


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706 Augustine  
Atlantic City, NJ 08401

Asking \$240,000.00



## COMMENTS

This spacious 4-bedroom, 2-bath property offers strong income potential in a stable, high-demand rental market. Currently rented to a long-term tenant on a month-to-month lease at \$2,100/month, the home is turnkey with only minor cosmetic updates needed due to normal wear and tear. Featuring a generous layout, multiple outdoor spaces, and a prime location, it's ideal for both short- and long-term rental strategies. Whether you're an experienced investor or new to the rental market, this is a rare opportunity to own a high-performing asset in one of the city's most desirable neighborhoods. Contact us today to reserve your spot on the upcoming group tour!

## PROPERTY DETAILS

|                         |                       |                                     |                 |
|-------------------------|-----------------------|-------------------------------------|-----------------|
| OutsideFeatures<br>Deck | ParkingGarage<br>None | Heating<br>Baseboard<br>Gas-Natural | HotWater<br>Gas |
| Water<br>Public         | Sewer<br>Public Sewer |                                     |                 |

