

# Berger Realty

Since 1928



Berger Realty, Inc.  
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57 Dover  
Lower Chelsea, NJ 08401

Asking \$375,000.00



#### COMMENTS

Multiple Offers Received - HIGHEST and BEST due Monday 5/5/2025. Welcome to 57 N Dover, Atlantic City—an exceptional investment opportunity just steps from the beach! This charming duplex features a spacious 3-bedroom, 2-bathroom unit, perfect for families or roommates, along with an additional cozy 1-bedroom, 1-bathroom unit, ideal for generating rental income or accommodating extended family. Conveniently located within a short walk (less than 10 minutes!) to the famous Atlantic City beaches and close to Stockton University, casinos, restaurants, and vibrant entertainment. Property is being sold as-is, offering a fantastic chance to customize and maximize value. Don't miss your opportunity to own a piece of Atlantic City's exciting revival!

#### PROPERTY DETAILS

|               |                         |        |              |
|---------------|-------------------------|--------|--------------|
| ParkingGarage | Heating                 | Water  | Sewer        |
| None          | Gas-Natural<br>Radiator | Public | Public Sewer |



Ask for James Monteleone  
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