

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



507 Adriatic Ave  
Atlantic City, NJ 08401

Asking \$249,000.00



## COMMENTS

Investment opportunity! Discover 507 Adriatic Ave, a valuable duplex in Atlantic City's Bungalow Park. It generates close to \$2,000 monthly, fully leased, promising steady returns. The house needs TLC and if renovated can double the current income. Each unit offers two bedrooms, meeting modern living demands in a cozy setting. The sizable backyard, ideal for parking, holds potential for future enhancements. Enjoy serene views of Gardiner's Basin while being just moments from the vibrant life of the boardwalk, beaches, and casinos. Bungalow Park is on the rise, increasingly favored for investment and residential purposes. This duplex, is near dining, shopping, and cultural centers, providing all necessities within reach. Sold "as is," it's a smart buy in Atlantic City's upswing. It is ideal for investors seeking to merge lifestyle with opportunity. Inquire today to explore the possibilities at 507 Adriatic Ave.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Curbs	None	Kitchen	Baseboard
Deck		Living Room	Gas-Natural
Needs Work			
Sidewalks			
Cooling	HotWater	Water	Sewer
Window Units	Gas	Public	Public Sewer



Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bak@bergerrealty.com

