

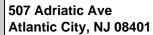


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040

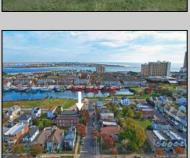


info@bergerrealty.com





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 PETALL

FROFERTI DETAILS			
OutsideFeatures	ParkingGarage	OtherRooms	Heating
Curbs	None	Kitchen	Baseboard
Deck		Living Room	Gas-Natural
Needs Work			

Cooling HotWater Water Sewer
Window Units Gas Public Public Sewer



Sidewalks

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

