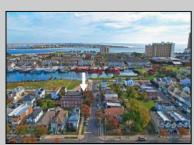




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com













507 Adriatic Ave Atlantic City, NJ 08401

Asking \$249,000.00



## COMMENTS

Investment opportunity! Discover 507 Adriatic Ave, a valuable duplex in Atlantic Cityl'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 Curbs Deck Needs Work Sidewalks	ParkingGarage None	OtherRooms Kitchen Living Room	Heating Baseboard Gas-Natural
Cooling Window Unite	HotWater Gas Ask for John Swe Berger Realty Ind 3160 Asbury Ave Call: 609-399-00 Email to: jjs@ber	c enue, Ocean City 76	Sewer Public Sewer