

# Berger Realty

Since 1928



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 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 Thomas Byrne  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tfb@bergerrealty.com

