

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@BergerRealty.com



2834 ATLANTIC AVE
Atlantic City, NJ 08401

Asking \$155,000.00



COMMENTS

Brighton Towers 2BR | \$155K | ~\$2K/mo Rents | All Utilities Incl. | 6.02% Cap Rate Investor Special — Motivated Seller 2BR condo in Brighton Towers, Atlantic City — priced to sell at \$155K. Can rent for ~\$2,000/month — with ALL utilities included (gas, water, electric). In Atlantic City, utilities can easily run ~\$300/month — this built-in value keeps tenants happy and demand strong. Projected cap rate: 6.02% — excellent opportunity for buy & hold or mid-term rental (travel nurses, professionals, etc). HOA covers; gas, water, electric ,trash — simple cash flow play. Washer / Dryer on every floor. 2 Blocks to beach, Boardwalk, casinos — prime location. Strong comps, low vacancy area. Seller is motivated income and expense sheet on documents. ALERT! Buy now with a few Bitcoins or ask about Private Financing Available Starting at 10%.

PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
See Remarks	Electric	Public Water	Public Sewer



Ask for Monica Raab
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: msr@bergerrealty.com

