

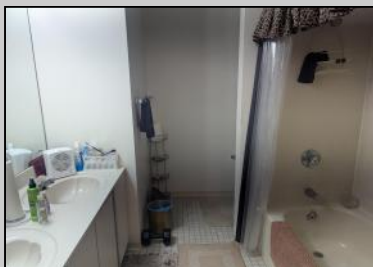
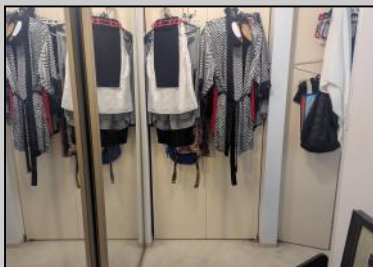
# Berger Realty

Since 1928



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

info@bergerrealty.com



3101 Boardwalk  
Atlantic City, NJ 08401

Asking \$180,000.00



## COMMENTS

Diamond in the rough. Located in Ocean Condo 2. Unit is located on the 6th floor. Large bedroom, tons of closets, 1 full bath and nice size 1/2 bath. Kitchen with view of the living room. Long term tenant on a month to month needs 60 days to vacate. There is an assessment in place for the balcony repair, no access to balcony until its been fixed. Assessment is \$394.60 per month. Unit needs a little cosmetic work and is priced to reflect. 872 square feet, lots of storage and a decent layout to the unit.

## PROPERTY DETAILS

|                 |             |                       |              |
|-----------------|-------------|-----------------------|--------------|
| ParkingGarage   | OtherRooms  | InteriorFeatures      | Heating      |
| Attached Garage | Dining Area | Kitchen Center Island | Electric     |
| See Remarks     |             | Wall to Wall Carpet   | Forced Air   |
| Cooling         | HotWater    | Water                 | Sewer        |
| Central         | Electric    | Public Water          | Public Sewer |



Ask for Ellen L. Senft  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: els@bergerrealty.com

