

# Berger Realty

Since 1928



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



220 Seaside Ave  
Atlantic City, NJ 08401

Asking \$585,000.00



## COMMENTS

**Listing Alert:** This property presents a unique opportunity to own a beautiful duplex in a prime beach block location. You can either build a trophy development with stunning panoramic waterfront views or keep the existing property and upgrade it for a phenomenal income through Airbnb rentals. This property is legally zoned as a duplex, providing the opportunity to generate extra income. You can live in one unit and rent out the other or take advantage of the booming Airbnb market. Located just a short walk from the famous Atlantic City beach, this home is an ideal rental property for both vacationers and long-term tenants. The property features five generously sized bedrooms and two bathrooms in the upstairs unit, which is rented for a yearly lease of \$2,850 per month. Additionally, the ground-level unit features one bedroom and one bathroom, and is rented for \$1,200 per month on a one-year lease. The LH-2 Zoning District permits multi-family, low-rise, and mid-rise residential buildings, as well as opportunities for restaurants, bars, non-casino hotels, townhouses, and other uses. This is truly a unique opportunity that may be hard to come by again. The same owner is willing to sell 218 Seaside Ave, a vacant lot of 2590 sq. ft. for \$145,000, with the possibility for parking use for the house or incorporation into a townhome development site with the lots next door.

## PROPERTY DETAILS

|                 |               |              |                    |
|-----------------|---------------|--------------|--------------------|
| OutsideFeatures | ParkingGarage | OtherRooms   | Basement           |
| Curbs           | None          | Florida Room | 6 Ft. or More Head |
| Deck            |               |              | Room               |
|                 |               |              | Unfinished         |



Ask for George Cash  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call 609-399-0076  
Email to: gbc@bergerrealty.com

