

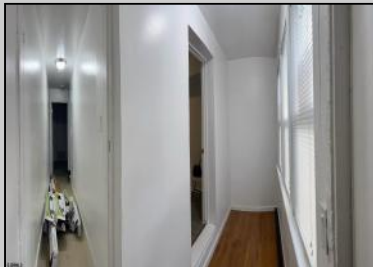
# Berger Realty

Since 1928



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

info@bergerrealty.com



1422 Baltic  
Atlantic City, NJ 08401

Asking \$209,000.00



## COMMENTS

New PRICE ADJUSTMENT, Best investment opportunity on the Market! Your Atlantic City Shore opportunity awaits. Experience shore living in this renovated 3-story home, ideally situated just 3 blocks from Atlantic City's iconic beach, boardwalk, and casinos. This home features 4 bedrooms, 2.5 baths, and a versatile bonus room – perfect for an in-law suite, home office, or your ultimate entertainment hub. Enjoy gas cooking and heating, and unwind with your morning coffee or evening smoothie on the balcony off the eat-in kitchen, boasting a captivating skyline view. Move-in ready – just bring your toothbrush, beach towels, and grill! Ideal for owner-occupants or investors, with potential rental income of \$3,000/month. Don't miss this opportunity for prime AC living! Selling as-is; Inspections are for informational purposes only; Buyer is responsible for securing all requirements for/and obtain municipal certificate of occupancy. Showings via ShowingTime.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Curbs	None	Den/TV Room
	Deck		Dining Area
	Paved Road		Dining Room
	Sidewalks		Eat In Kitchen
			Great Room
			In-Law Quarters
			Primary BR on 1st floor
			Recreation/Family



Ask for Mark Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: mkj@bergerrealty.com

