

# Berger Realty

Since 1920



Berger Realty, Inc.  
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205 Vermont Ave  
Atlantic City, NJ 08401

Asking \$554,900.00



## COMMENTS

**\*\*Listing Attention:\*\*** This property presents a unique opportunity to own a beautiful duplex in a prime beach block location. You can either develop a trophy property with stunning panoramic waterfront views or retain the existing structure and upgrade it for substantial income through Airbnb rentals. This property is legally zoned as a duplex, allowing for extra income generation. You can occupy one unit while renting out the other or capitalize on the booming Airbnb market. Positioned just a short walk from the renowned Atlantic City beach, this home is an ideal rental property for both vacationers and long-term tenants. The property features six generously sized bedrooms and two bathrooms in the upper unit, currently rented for \$1,500 per month, which is well below current market value, and a two-bedroom, one-bathroom unit on the ground level, rented for \$1,100 per month, providing ample space for family, friends, and guests. The LH-2 Zoning District permits multi-family, low-rise, and mid-rise residential buildings, along with opportunities for restaurants, bars, non-casino hotels, townhouses, and other uses. This is truly a rare opportunity that may not come around again.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	None	Den/TV Room	6 Ft. or More Head
Deck		Dining Area	Room
Porch		Kitchen	
Sidewalks		Living Room	
		Pantry	



Ask for Leon Grisbaum  
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