



**322 Madison**  
**Atlantic City, NJ 08401**

**Asking \$249,900.00**



#### COMMENTS

Vacant property & No Rental Restrictions! Great for AirBnB - Victoria Court recently renovated Single Family 2 story Townhouse with low HOA & low taxes in Uptown close to Inkwell Beach, Boardwalk, and Gardners Basin! Buyers may qualify for up \$50,000 in first time home buyers grants!! You may be able to make this purchase with little to no money out of pocket & own it for hundreds less then it would cost to rent it!! This home features a newer roof put on about 10 years ago, and has renovated bathrooms & kitchen with a full Stainless steel appliance package, utility room with washer and dryer, fresh paint, & new floors. Located just 2 to 3 blocks to the beach & boardwalk with life guard and comfort station. Walking distance to Historic Gardners Basin where you can enjoy breakfast at Gilchrist and sunsets at Back Bay Ale house, or spend the day at the AC Aquarium or the Marina. Close to the Absecon Lighthouse, Little Water Distillery, Sports Fields, The Borgata, Harrahs, Golden Nugget, Farley Marina, Hard Rock, Resorts, Ocean Resort, Showboat and the new Indoor Water Park! Furnishings are negotiable. There is plenty of street parking all around the development as well as a shared parking lot in the middle of the development. FHA, VA, and Conventional loans are all acceptable forms of finance.

#### PROPERTY DETAILS

|                  |                    |                  |                      |
|------------------|--------------------|------------------|----------------------|
| Exterior         | OutsideFeatures    | ParkingGarage    | OtherRooms           |
| Vinyl            | Curbs              | None             | Dining Area          |
|                  | Deck               |                  | Eat In Kitchen       |
|                  | Patio              |                  | Laundry/Utility Room |
|                  | Paved Road         |                  | Pantry               |
|                  | Porch              |                  |                      |
|                  | Sidewalks          |                  |                      |
| InteriorFeatures | AppliancesIncluded | Basement         | Heating              |
| Carbon Monoxide  | Dishwasher         | Crawl Space      | Forced Air           |
| Detector         | Disposal           | Outside Entrance | Gas-Natural          |
| Smoke/Fire Alarm | Dryer              |                  |                      |
| Walk In Closet   | Electric Stove     |                  |                      |
|                  | Microwave          |                  |                      |
|                  | Refrigerator       |                  |                      |
|                  | Self Cleaning Oven |                  |                      |
|                  | Washer             |                  |                      |
| Cooling          | HotWater           | Water            | Sewer                |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Central

Gas

Public

Public Sewer



Ask for Thomas Byrne  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [tfb@bergerrealty.com](mailto:tfb@bergerrealty.com)

