

# Berger Realty

Since 1928



**Berger Realty, Inc.**  
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**1620 Michigan Ave**  
**Atlantic City, NJ 08401**



**Asking \$319,900.00**



## COMMENTS

This beautifully renovated ranch home, located in Venice Park, Atlantic City, was updated a few years ago. The area is ideal for residing or using as a long-term rental or short-term Airbnb income. This home features 3 bedrooms and 1 full bathroom, and each bedroom is equipped with a ceiling fan. As soon as you enter through the front door, the open concept design welcomes you into the living room, which seamlessly transitions into the kitchen. The center island is perfect for gatherings, dining, and much more. Various updates were made to the property a few years ago, including mechanicals, a roof, and gutters that are all 3 years old, nicely finished bathrooms, and an upgraded kitchen with stainless steel Samsung appliances. The central air, along with the ductwork and water heater, are all only 4 years old. The backyard is perfect for enjoying the summer weather, complete with a hot tub for the colder months. Additionally, the home has a fenced backyard with a seating area and a grill. The house is currently tenant-occupied on a month-to-month lease. The tenant is reliable and willing to stay if the new owner is an investor. The rent is \$1,800 per month, but the tenant is willing to pay up to \$2,000 per month.

## PROPERTY DETAILS

Exterior Vinyl	Outside Features Curbs Deck Sidewalks	Parking/Garage One Car	Other Rooms Laundry/Utility Room Pantry
	Ask for Sean McGinnis Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: <a href="mailto:smc@bergerrealty.com">smc@bergerrealty.com</a>		Heating Forced Air Baseboard
	Appliances Dishwasher Dryer Gas Stove Microwave Refrigerator Washer	Crawl Space	
	Hot Water Gas	Water Public	
	Central Electric		