

# Berger Realty

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1830 Riverside  
Atlantic City, NJ 08401

Asking \$375,000.00



## COMMENTS

Great Investment Opportunity! This spacious 2-story duplex is perfectly situated on the Penrose Canal, offering beautiful views of both the water and the city skyline. The property features two large 3-bedroom units, each with separate utilities and a newer roof. The first-floor unit includes 1.5 bathrooms, a large living room, and a formal dining room. The second-floor unit is recently renovated and features a brand-new kitchen, oversized rooms, an enclosed porch, attic storage, and more. Both units will be available for immediate occupancy, making this an ideal option for long-term tenants or short-term rental use. Located on a desirable corner lot, this is a rare opportunity for owner-occupants or investors seeking strong rental potential in a scenic and convenient location.

## PROPERTY DETAILS

|                 |               |                    |                  |
|-----------------|---------------|--------------------|------------------|
| OutsideFeatures | ParkingGarage | OtherRooms         | Basement         |
| Curbs           | None          | Dining Room        | Crawl Space      |
| Deck            |               | Eat In Kitchen     | Outside Entrance |
| Fenced Yard     |               | Great Room         |                  |
| Shed            |               | Kitchen            |                  |
| Sidewalks       |               | Laundry/Utility Rm |                  |
| Heating         | HotWater      | Water              | Sewer            |
| Baseboard       | Gas           | Public             | Public Sewer     |



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