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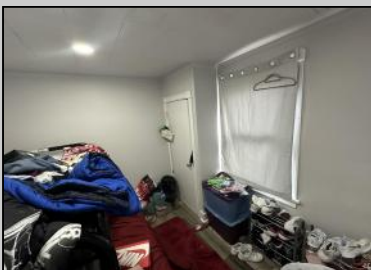


Berger Realty, Inc.
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Ocean City, NJ 08226
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20 Bellevue Ave
Atlantic City, NJ 08401

Asking \$399,000.00



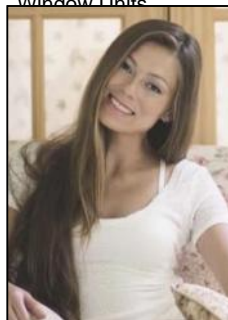
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COMMENTS

This is a great investment opportunity with a motivated seller, a multi-family unit in an excellent location. It is a four-unit building that is currently 75% occupied. There is one four-bedroom unit, one two-bedroom unit, and two one-bedroom units, all of which have separate electric meters. The tenants are reliable and have been keeping up-to-date with their rent payments. The location is superb, with easy access to dining, shopping, and cultural centers that offer all necessary amenities nearby. The property is also conveniently located just a block away from the famous casinos and beaches of Atlantic City. It is being sold "As Is" and has a gross monthly income of \$4,900. Sold "AS-IS," WHERE IS. Buyer is responsible for all inspections, CO, and certifications. The Seller is not responsible for any repairs, corrections, treatments, remediation, or mitigation. The LBP addendum and rental leases have been attached to the associate's documents.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Basement	Heating
Curbs	None	Crawl Space	Gas-Natural
Sidewalks			
Cooling	HotWater	Water	Sewer
Electric	Gas	Public	Public Sewer
Window Units			



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