

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



40 Boston  
Atlantic City, NJ 08401

Asking \$549,000.00



#### COMMENTS

Fantastic investment opportunity! This fully occupied property features four spacious 2-bedroom apartments, each with separate utilities and tenants on annual leases—ideal for steady, long-term income. Conveniently located near public transportation, shopping centers, casinos, and some of the area's best fine dining, this property also offers the added bonus of being within walking distance to the beach and iconic Atlantic City boardwalk. Whether you're expanding your portfolio or looking to begin your real estate investment journey, this income-producing property is a smart and strategic choice. Call today for more details!

#### PROPERTY DETAILS

|                 |               |             |          |
|-----------------|---------------|-------------|----------|
| OutsideFeatures | ParkingGarage | Heating     | HotWater |
| Curbs           | None          | Gas-Natural | Gas      |
| Porch           |               | Radiator    |          |
| Sidewalks       |               |             |          |
| Water           | Sewer         |             |          |
| Public          | Public Sewer  |             |          |



Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: mow@bergerrealty.com

