

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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**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 Patricia (Trish) Spengler  
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