

# Berger Realty

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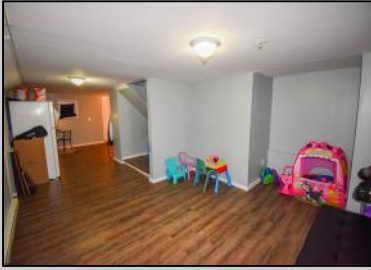
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**1 New Hampshire  
Atlantic City, NJ 08401**

**Asking \$395,000.00**



## COMMENTS

Investor Opportunity – Value-Add Triplex in Northern Atlantic City Welcome to 1 S New Hampshire Avenue, a fully vacant triplex located in the northern section of Atlantic City, just minutes from the beach and surrounded by ongoing redevelopment. This property features three separate units: a 2-bedroom, 1-bath unit on the first floor, a 2-bedroom, 1-bath unit on the second floor, and a spacious 4-bedroom, 2-bath unit spanning the third and fourth floor. The building is being sold strictly as-is, with the buyer responsible for obtaining the Certificate of Occupancy and any municipal approvals. The property offers significant upside for the savvy investor. While it needs a full cosmetic renovation, comps in the area support strong rental income once stabilized. Conservative estimates place market rents at \$1,600/month for the 2-bedroom units and \$2,500/month for the 4-bedroom unit, giving this asset a potential gross annual rent roll of approximately \$68,400. **\*\*Important disclosure\*\***: the **\*\*first-floor unit experienced a pipe burst and is currently gutted\*\***—listing photos show the unit **\*\*prior\*\*** to the damage and are intended to reflect its original layout. With all three units vacant and ready for rehab, this is a blank slate investment opportunity with serious cash-flow potential in a rapidly evolving section of Atlantic City. Easy to show—**\*\*schedule your tour today and bring your vision.\*\***

## PROPERTY DETAILS

|                 |               |             |            |
|-----------------|---------------|-------------|------------|
| OutsideFeatures | ParkingGarage | Heating     | Cooling    |
| Bay View        | None          | Gas-Natural | Wall Units |



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