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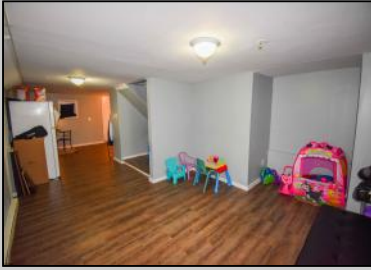


Berger Realty, Inc.
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**1 New Hampshire
Atlantic City, NJ 08401**

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



Ask for Steven Spengler
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