



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com



36 Florida Atlantic City, NJ 08401

Asking \$499,000.00







COMMENTS



Income-Producing Triplex - \$499,000 Investor special or perfect house-hack opportunity! Welcome to 36 N Florida Ave, a spacious triplex in the heart of Atlantic City offering immediate income and long-term upside. This property features: Two 2-Bedroom, 1-Bath Units - one currently rented at \$1,700/month, together they could bring in \$3,400/month combined. One 4-Bedroom, 1-Bath Unit - currently vacant, with conservative rental potential of \$2,200/month. That's a total gross rental potential of \$5,600/month or \$67,200/year once fully occupied. Live in the vacant 4-bedroom unit and offset your mortgage with \$3,400/month in rental income from the other two units — or rent all three for strong cashflow in a growing market. Property is being sold strictly AS-IS, with the buyer responsible for the Certificate of Occupancy and all municipal requirements. With a listing price of just \$499,000, this is a rare chance to secure a triplex with solid income, value-add potential, and a path to long-term wealth. Located just minutes from the beach, boardwalk, casinos, and public transportation, this property checks all the boxes for investors and owner-occupants alike. Don't miss your shot at owning a high-yield asset in one of Atlantic City's most promising neighborhoods. Book your appointment today!

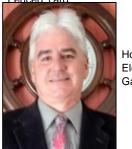


OutsideFeatures Curbs Deck Fenced Yard

ParkingGarage One Car

PROPERTY DETAILS OtherRooms Dining Room Eat In Kitchen Living Room

Basement Outside Entrance



Ask for John Tonkinson Berger Realty Inc HotWater Electric GaCall: 609-391-1330

Email to: jtn@bergerrealty.com

