

# Berger Realty

Since 1928



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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!

## PROPERTY DETAILS

|                  |                |                |                  |
|------------------|----------------|----------------|------------------|
| Outside Features | Parking/Garage | Other Rooms    | Basement         |
| Curbs            | One Car        | Dining Room    | Outside Entrance |
| Deck             |                | Eat In Kitchen |                  |
| Fenced Yard      |                | Living Room    |                  |



Ask for Mark Kolmer  
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