

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	One Car	Dining Room	Outside Entrance
Deck		Eat In Kitchen	
Fenced Yard		Living Room	



Ask for Patricia Moss  
Berger Realty Inc  
3160 Asbury Avenue Ocean City  
Call: 609-399-0076  
Email to: tcm@bergerrealty.com

