

# Berger Realty

Since 1928



Berger Realty, Inc  
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719 Drexel  
Atlantic City, NJ 08401

Asking \$329,000.00



#### COMMENTS

Don't miss this rare chance to own a cash-flowing duplex on a quiet residential street in Atlantic City. The upstairs unit has been fully renovated and is move-in ready—perfect for top-market rental potential. (Photos reflect the updated 2nd floor.) Stable income: First-floor unit is occupied by a long-term tenant of 7+ years, currently paying \$1,450/month. Pro-forma rent for the newly renovated upper unit is \$1,700/month, offering strong rental upside. Projected gross annual income: \$37,800 Low insurance cost: Just \$2,650 annually Property sold As-Is, offering immediate returns with minimal upfront effort. Serious buyers only will be granted access to the 1st floor to respect the current tenant's privacy. The upstairs unit is easy to show—schedule your walk-through today and explore the potential of this high-yield investment.

#### PROPERTY DETAILS

|               |             |        |              |
|---------------|-------------|--------|--------------|
| ParkingGarage | Heating     | Water  | Sewer        |
| None          | Gas-Natural | Public | Public Sewer |



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