

# Berger Realty

Since 1928



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**13 Sovereign**  
**Atlantic City, NJ 08401**

**Asking \$469,000.00**



#### COMMENTS

Spacious 3-Story Duplex in Central Atlantic City! Located near schools, transportation, casinos, and the beach, this versatile property features a 4-bed, 1-bath first-floor unit rented at \$1,400/month. The second and third floors offer a vacant 5-bed, 2-bath unit — perfect as a primary home or investment. Separate utilities make management easy. Great opportunity in a prime location!

#### PROPERTY DETAILS

|               |             |          |              |
|---------------|-------------|----------|--------------|
| ParkingGarage | OtherRooms  | Basement | Heating      |
| None          | Dining Area | Slab     | Gas-Natural  |
|               | Kitchen     |          |              |
|               | Living Room |          |              |
| Cooling       | HotWater    | Water    | Sewer        |
| Window Units  | Gas         | Public   | Public Sewer |



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