

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



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