

# Berger Realty

Since 1920



Berger Realty, Inc.  
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1648 Beach Ave  
Atlantic City, NJ 08401

Asking \$209,000.00



## COMMENTS

Are you looking for a turn-key, beautifully furnished, updated (2022) primary or vacation home? Grants for First Time Home Buyers, up to 17K (check with your lender to see if you qualify!) This 960 sq ft semi-detached home features newer kitchen and bath, newer flooring, newer furnace, 2 newer window AC units, newer vinyl flooring, newer appliances, updated plumbing and electrical (all installed in 2022). The home is currently an Airbnb but would make a wonderful starter home, or the perfect size and location to downsize. Furniture and contents are negotiable. There is a fenced yard and a shared porch (the unit next door is also For Sale - BUY both and rent one!) Close to all the beaches, casinos, restaurants and shops! Venice Park is the best kept secret in Atlantic City! Property is being sold AS IS. It is in very good condition. Buyers are responsible for obtaining Certificate of Occupancy.

## PROPERTY DETAILS

|                                                         |                                          |                         |                                     |
|---------------------------------------------------------|------------------------------------------|-------------------------|-------------------------------------|
| Exterior<br>Brick Face<br>Vinyl                         | Outside Features<br>Fenced Yard<br>Porch | Parking/Garage<br>None  | Other Rooms<br>Laundry/Utility Room |
| Appliances Included<br>Dishwasher<br>Dryer<br>Gas Stove | Also Included<br>Furnished               | Basement<br>Crawl Space | Heating<br>Gas-Natural              |



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