

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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715 Harris  
Atlantic City, NJ 08401

Asking \$144,900.00



SJSRMLS

## COMMENTS

Renovated June 2025 - INVESTOR ALERT - 11%+ Cap Rate - Prime location, 2bdrm, 2 story single family row home. You can see the Ocean Resort Casino, Hard Rock, and the showboat from your front door step!! Beach and Boardwalk are about four blocks away and Golden Nugget, Harrahs, and Borgata are about 7 or 8 blocks away! Good central location in a happening part of town. Purchase this home for about 1.5 bitcoins, Hard Money, or Conventional Financing, even private financing is available again, call for details. Being sold with new tenants in place paying \$1700p/m, Seller will supply the sales CO to the buyers along with the land use, lease and rental CO. Income and Expenses available to qualified investors.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	AppliancesIncluded
Brick	Curbs	None	Gas Stove
Stucco	Paved Road		Refrigerator
Vinyl	Porch		Self Cleaning Oven
	Sidewalks		
Heating	Water	Sewer	
Forced Air	Public	Public Sewer	
Gas-Natural			



Ask for Tara Crusser-Moss  
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