

# Berger Realty

Since 1928



Berger Realty, Inc.  
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22 Georgia  
Atlantic City, NJ 08401

Asking \$157,500.00



## COMMENTS

Recently renovated End Unit Row Home Located in Duck Town Neighborhood practically right behind Duck Town Tavern. Has a fenced in Front Patio and a fenced in Back Patio with Storage Shed. Sits just 1.5 blocks to the Beach and Boardwalk. Close to the Tropicana and Boardwalk Hall, Tanger Outlets, Shopping, Dining, and Nightlife! Buy this home for about 1 Bitcoin. Private & hard money may be available to qualified investors, contact us for further details. This property is vacant and ready for new occupants. First time home buyers may be eligible for up to nearly \$50,000 in Home Buyer Grant money to help cover down payments and closing costs. Investors can look to quickly rent out this unit in the \$21,000 a year range giving you a massive 11% Cap Rate of Return!! Income and Expenses available to qualified buyers.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	None	Dining Area
	Fenced Yard		
	Paved Road		
	Shed		
	Sidewalks		

AppliancesIncluded	Heating	Cooling	HotWater
Gas Stove	Baseboard	Ceiling Fan(s)	Gas
	Gas-Natural		



Ask for Donna Brown  
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