

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@BergerRealty.com



23 Boston (RR)
Atlantic City, NJ 08401

Asking \$289,900.00



COMMENTS

Great Opportunity in the Heart of Lower Chelsea! This two-story duplex offers two spacious 2-bedroom units, both vacant and ready for immediate occupancy—perfect for an owner-occupant or an investor. The property is in turn-key condition with separate utilities for each unit, ensuring convenience and efficiency. A large side lot is included, providing extra outdoor space or future potential. Whether you choose to live in one unit and let the other help offset your mortgage, or rent out both units to build equity while your tenants pay, this property offers exceptional versatility and income potential in a desirable location. CoC ROI 14.29% (Based on 7% int, 5% VR, monthly Income \$3,300 & Expenses \$2434). Potential cash flow min. \$860

PROPERTY DETAILS

| | | | |
|-----------------|---------------|--------------|-------------|
| OutsideFeatures | ParkingGarage | Basement | Heating |
| Deck | None | Slab | Gas-Natural |
| Fenced Yard | | | |
| Porch | | | |
| Sidewalks | | | |
| Cooling | Water | Sewer | |
| Window Units | Public | Public Sewer | |



Ask for Laryn Crisci
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: lrc@bergerrealty.com

