

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
[info@bergerrealty.com](mailto:info@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.

## 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 Ludwik Samselski  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [ls@bergerrealty.com](mailto:ls@bergerrealty.com)

