

# Berger Realty

Since 1928



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



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**1006 Ohio**  
**Atlantic City, NJ 08401**

**Asking \$499,900.00**



## COMMENTS

Investor's Dream! This fully remodeled 2-family home features separate gas and electric meters, making it the perfect turnkey investment. Each unit offers 3 bedrooms, 1 modern bathroom, and state-of-the-art kitchens with white shaker cabinets, butcher block countertops, and a custom hood fan. Both units are equipped with brand-new HVAC systems, including central air. Fully occupied with reliable, well-paying tenants, this property delivers immediate cash flow. Strategically located near the excitement of Atlantic City's casinos, beaches, and boardwalk, this rare gem presents an unparalleled opportunity to own in a thriving market. Don't let it slip away!

## PROPERTY DETAILS

|                 |               |             |              |
|-----------------|---------------|-------------|--------------|
| OutsideFeatures | ParkingGarage | Basement    | Heating      |
| Fenced Yard     | None          | Crawl Space | Forced Air   |
| Porch           |               |             | Gas-Natural  |
| Cooling         | HotWater      | Water       | Sewer        |
| Central         | Gas           | Public      | Public Sewer |



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