

# Berger Realty

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46 Elberon Ave  
Atlantic City, NJ 08401

Asking \$549,000.00



#### COMMENTS

Investor alert! This spacious 1,900 sq. ft. legal duplex in the sought-after Lower Chelsea section of Atlantic City is just 1.5 blocks from the beaches and boardwalk, making it a prime rental opportunity. The basement-level apartment has been recently renovated with new carpeting, fresh paint, and updated appliances, offering 2 bedrooms and 1 full bath. The main home upstairs features 6 bedrooms and 2 full baths with oversized bedrooms and plenty of space. With a strong rental market and endless possibilities, this property is perfect for investors—rent both units for maximum income, live in one and rent the other, or take advantage of the short-term rental market with Airbnb. Well-maintained with a new roof and ideally located, this duplex is a smart investment with excellent cash flow potential in one of Atlantic City's most desirable neighborhoods.

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Water
Deck	None	Gas-Natural	Public
Porch			
Sidewalks			

Sewer  
Public Sewer



Ask for Evelyn "Evie" Schweibinz  
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