

# Berger Realty

Since 1920



Berger Realty, Inc.  
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26 Georgia Ave  
Atlantic City, NJ 08401

Asking \$89,900.00



## COMMENTS

**INVESTOR ALERT – CASH BUYERS ONLY!** Welcome to this hidden gem at 26 N Georgia Ave, Rear Unit 3 – a 2-bedroom, 2-bathroom townhome offering a fantastic opportunity for savvy investors or buyers looking for a value-add project. Nestled in an alleyway, this rear unit features a spacious layout with great potential to renovate and customize to your vision. The property is being sold AS IS – perfect for cash buyers ready to bring this home back to life. Whether you're looking to flip, rent, or create a cozy personal residence, this is a chance to secure a townhome located just two blocks from boardwalk hall, the Atlantic City boardwalk and beach! Don't miss out on this investment opportunity – schedule your showing today! **IMPORTANT:** This is the REAR unit. It is NOT the front unit. Unit is down the alleyway and has a lock box on it. Property is being sold As-Is condition. Buyer is responsible for all certifications. Seller never occupied. Neither the seller or listing agent make any representation as to the accuracy of any information contained herein. Buyer must conduct their own due diligence, verification, research and inspections and are relying solely on the results thereof.

## PROPERTY DETAILS

|               |             |          |        |
|---------------|-------------|----------|--------|
| ParkingGarage | Heating     | HotWater | Water  |
| None          | See Remarks | Gas      | Public |

Sewer  
Public Sewer



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