

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



619 Trenton  
Atlantic City, NJ 08401

Asking \$447,500.00



## COMMENTS

We are thrilled to present a fantastic, two unit investment opportunity at the Jersey Shore , perfect for investors or home-owner seeking a coastal retreat to enjoy the beaches of Vencor or AC. This remarkable duplex located at 619 N. Trenton Ave. in the Chelsea Heights section of AC features two, 2 bedroom 1 bath in each unit with separate entrances. Each unit has a large deck with Bay breeze and beautiful sunsets and water views, including a detached garage, off street parking, small backyard and laundry/utility room with separate hook ups for 2 washers and 2 dryers, as well as Separate gas and electric meters. This property has the potential to become a fantastic income producing opportunity, live in one unit while renting the other or rent or Airbnb one and keep Select dates for your personal enjoyment or enjoy year-round. Either way this property has the potential to become a fantastic income-producing opportunity for strong cash flow. It is ideal for year-round living as well as seasonal enjoyment with all the entertainment AC has to offer as well as the surrounding towns. Don't miss this opportunity to make this great investment part of your portfolio.

## PROPERTY DETAILS

|               |             |          |        |
|---------------|-------------|----------|--------|
| ParkingGarage | Heating     | HotWater | Water  |
| None          | Gas-Natural | Gas      | Public |

Sewer  
Public Sewer



Ask for Thomas Byrne  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tfb@bergerrealty.com

