



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040

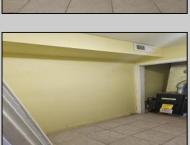


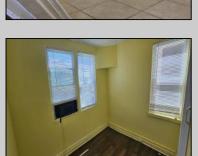
info@bergerrealty.com



1916 Magellan Ave Atlantic City, NJ 08401

Asking \$289,000.00











COMMENTS

Two-family property in Atlantic City. Each unit includes 2 bedrooms, 1 bathroom, and a full kitchen. The first-floor unit has been fully renovated and is currently tenant-occupied (renovation photos shown were taken prior to tenant move-in). The second-floor unit is vacant and ready for occupancy. Both units have updated mechanicals, featuring a newer hot water heater and new forced-air heating systems.

| PR | OPER | TY D | ETA | ILS |
|----|------|------|-----|-----|

| ParkingGarage | Heating | Cooling | Water |
|---------------|-------------|--------------|--------|
| None | Forced Air | Gas | Public |
| | Gas-Natural | Window Units | |
| | Hot Water | | |

Sewer Public Sewer



Ask for F. Evans Campbell Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: fec@bergerrealty.com

