

# Berger Realty

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Berger Realty, Inc.  
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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.

#### PROPERTY DETAILS

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

Sewer  
Public Sewer



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