

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



**115 Saint Davids Pl**  
**Atlantic City, NJ 08401**

**Asking \$450,000.00**



## COMMENTS

Welcome to your vacation retreat and investment opportunity in the heart of Atlantic City! Nestled in the highly sought-after Chelsea neighborhood, this Duplex offers the perfect blend of relaxation, recreation, and reliable rental income. Enjoy mornings fishing or crabbing just steps from your door at the bay. On hot summer days, take a short 10-minute walk to the beach to cool off in the ocean breeze. In the evenings, stroll along the World-famous Atlantic City Boardwalk, with endless dining, entertainment, and nightlife at your fingertips. The first floor unit has 2 bedrooms and 2 full baths. The second unit boasts 6 bedrooms and 2.5 bathrooms. Both units are currently tenant-occupied with lease in effect on the first floor unit. The tenants pay rent on time and take excellent care of the property, ensuring peace of mind for the next owner. Whether you're searching for a vacation home, multi-generational living space, or a smart investment, this duplex delivers unmatched value in one of Atlantic City's most desirable areas.

## PROPERTY DETAILS

| Parking | Garage | Interior Features        | Appliances Included | Heating     |
|---------|--------|--------------------------|---------------------|-------------|
| None    |        | Carbon Monoxide Detector | Dishwasher          | Gas-Natural |
|         |        | Security System          | Dryer               |             |
|         |        | Smoke/Fire Alarm         | Electric Stove      |             |
|         |        |                          | Microwave           |             |
|         |        |                          | Refrigerator        |             |
|         |        |                          | Washer              |             |



Ask for Thomas Berger  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: tph@bergerrealty.com

Sewer  
Public Sewer

