

# Berger Realty

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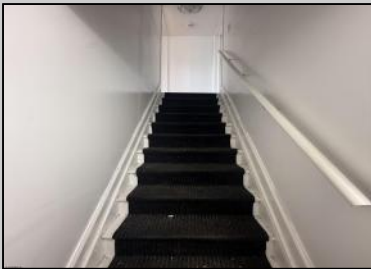


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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1422 Baltic  
Atlantic City, NJ 08401

Asking \$169,000.00



## COMMENTS

LOW PRICE & LOW TAXES! Fantastic investment opportunity just 3 blocks from Atlantic City's iconic beach, boardwalk, and casinos. This spacious home offers 4 bedrooms, 2.5 baths, plus a versatile bonus room that can serve as an in-law suite, home office, or entertainment space—all with central air. Enjoy gas cooking and heating, and start your mornings on the balcony off the eat-in kitchen with skyline views. Move-in ready—bring your toothbrush, beach towels, and grill! Perfect for owner-occupants or investors, with rental income potential. Being sold as-is. Buyer is responsible for all inspections and municipal certifications, including CO. Showings scheduled through ShowingTime.

## PROPERTY DETAILS

|                                                                                                             |                                                      |                        |                                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior<br>Vinyl                                                                                           | Outside Features<br>Curbs<br>Paved Road<br>Sidewalks | Parking/Garage<br>None | Other Rooms<br>Den/TV Room<br>Dining Area<br>Dining Room<br>Eat In Kitchen<br>Great Room<br>In-Law Quarters<br>Recreation/Family<br>Primary BR on 1st floor |
| Cooling<br>Central Air for Brandon Howell                                                                   |                                                      | Water<br>Hot Water     | Sewer<br>Public Sewer                                                                                                                                       |
| Berger Realty Inc<br>3160 Asbury Avenue, Ocean City<br>Call: 609-399-0076<br>Email to: bah@bergerrealty.com |                                                      |                        |                                                                                                                                                             |

