

# Berger Realty

Since 1928



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



4021 Atlantic Ave  
Atlantic City, NJ 08401

Asking \$1,349,000.00



## COMMENTS

Welcome to 4021 Atlantic Ave, a rare oversized triplex spanning nearly 6,900 square feet and offering three income-producing residences just one block from the ocean. The property features a 6 bed, 3 bath two-story residence with ocean views currently rented for \$2,900 per month; a 5 bed, 2 bath first-floor unit rented for \$2,800 per month; and a 4 bed, 2 bath upper-level unit with ocean views rented for \$2,800 per month. Together, the property generates \$102,000 annually in gross rental income with strong tenants already in place. With its size, location, and NC-1 zoning, 4021 Atlantic Ave presents a range of opportunities. Investors can hold it as a turnkey rental with immediate cash flow, while owner-occupants may choose to live in one residence and rent the other two units. For those looking to the future, NC-1 zoning allows for neighborhood commercial development. Situated in the historic Lower Chelsea neighborhood near Stockton University, top restaurants, the city's casinos, and the iconic Boardwalk, this property benefits from consistent rental demand and long-term growth potential. This is a rare chance to acquire a large, income-generating property in one of Atlantic City's most desirable locations. Schedule your private showing today. Property is being sold in "AS-IS" condition. Buyer is responsible for CO.

## PROPERTY DETAILS

|                 |               |          |                |
|-----------------|---------------|----------|----------------|
| OutsideFeatures | ParkingGarage | Heating  | Cooling        |
| Deck            | None          | Radiator | Ceiling Fan(s) |
| Ocean View      |               |          | Window Units   |



Ask for Michael Moss  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: mvm@bergerrealty.com

