

# Berger Realty

Since 1928



Berger Realty, Inc.  
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3101 Boardwalk # 1402-A-1  
Atlantic City, NJ 08401

Asking \$179,000.00



## COMMENTS

Spacious 1 bedroom, 1.5 bath condo with some ocean and bay views from the private balcony. The kitchen includes stainless-steel appliances. There is a TILED floor in the foyer. Vinyl floor in living room and bedroom needs repair. The washer/dryer has been replaced. Being sold "as is". The balcony will be accessible after repairs are completed. Ocean Club is a pet-friendly building (with restrictions). You'll have access to resort-style amenities including: a year-round swimming pool, wet & dry saunas, social rooms with Wi-Fi, a library with Wi-Fi and 24/7 security. There is currently a wait-list for bike space and storage lockers. Parking includes a one-time lifetime fee of \$500 for an unassigned space for your primary car. Additional vehicles may be accommodated but not a guaranteed space for a fee of \$300. a year per car. The monthly Condo fee is \$868. plus there is a special assessment of \$395. making the total monthly fee of \$1,263. Located just steps from the beach and boardwalk, and close to casinos, restaurants (both gourmet and casual), entertainment venues, and transportation. The surrounding area continues to grow with attractions like the Showboat Water Park, summer beach concerts, Stockton University expansion, miniature-golf, outlet shopping, and more. Note: Showings are not available online. Please call Showing Time at 800-746-9464 to schedule an appointment. Vacant and easy to show. Unit is also available for yearly rent at \$2,000. a month.

## PROPERTY DETAILS

ParkingGarage  
Attached Garage

OtherRooms  
Dining Area

InteriorFeatures  
Foyer  
Master Bath  
Pets Allowed

Heating  
Electric  
Heat Pump



Ask for Lauren Griner  
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