

# Berger Realty

Since 1920



Ocean 17  
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**44 Raleigh**  
**Atlantic City, NJ 08401**

**Asking \$339,000.00**



## COMMENTS

Picture this: Summer days at the shore, and instead of scrambling for a rental or booking a hotel, you're unlocking the door to your very own shore home. Perfectly located just a few minutes' walk from the beach and boardwalk, 44 N Raleigh Ave places you in the heart of everything Atlantic City and Ventnor have to offer—great restaurants, entertainment, and that unbeatable ocean breeze. This property is already a fully operating Airbnb, meaning your summer getaway can earn income for you year-round. Inside, you'll find 3 bedrooms, 2 bathrooms, and comfortable sleeping space for 6–8 guests. The enclosed porch can serve as additional sleeping quarters or a peaceful reading nook. Step outside to a fenced-in backyard, ideal for entertaining, relaxing, or enjoying warm summer nights in privacy. Upstairs, start your mornings with coffee on the private balcony just off the bedroom. Can you see yourself here? This is the kind of opportunity that disappears fast—don't wait before someone else claims it!

## PROPERTY DETAILS

Exterior Stone	OutsideFeatures Fenced Yard Porch Enclosed	ParkingGarage None	OtherRooms Dining Room
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AppliancesIncluded Dryer Gas Stove	Basement Crawl Space	Heating Gas-Natural	Water Public
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Ask for Grant Halliday  
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