



**101 Brighton  
Atlantic City, NJ 08401**

**Asking \$824,900.00**



#### COMMENTS

101 N Brighton Ave, Atlantic City — Income, Lifestyle & Location All in One Just one block to the beach and boardwalk and steps from Atlantic City's most iconic destinations, this versatile property offers the rare combination of multiple income streams, a spacious primary residence, and unbeatable proximity to entertainment, dining, and city-by-the-sea living. The main house features 4 bedrooms and 2 full baths, along with a private upstairs entrance—allowing for flexible use as a single-family home or two separate 2BD/1BA rental units. Perfect for multigenerational living, house hacking, or maximizing rental income, the home has been well cared for by the same owner for over 25 years—a testament to its solid bones and pride of ownership. In the rear building, you'll find three additional income-producing units: One large 2BD/1BA apartment Two studio efficiencies — ideal for short-term rentals, traveling professionals, Stockton students, or seasonal tenants. With five total units and multiple entry points, this setup provides a dynamic rental matrix suited to investors, owner-occupants, or multi-family users looking for both value and versatility. Unmatched Location Located in one of Atlantic City's most walkable and in-demand neighborhoods, this property is: Less than a block from the beach and boardwalk Steps from Tropicana Casino, The Quarter, Girasole, Café 2825, and The Bungalow A short walk to Stockton University and Sea Spa at The Ocean Retreat Surrounded by bike lanes, walkable bus routes, and close to the Expressway, Ventnor, and Margate This area enjoys year-round tourism, university activity, and steady local demand, making it one of the strongest rental corridors in Atlantic City. Ideal For: Investors — strong short- and long-term rental potential House hackers — live in the main house and rent the rest Multigenerational living — separate entrances and private spaces for all Beach lovers and second-home buyers — offset your costs with income-producing units Stockton faculty, traveling nurses, casino staff — constant demand from a wide tenant base The Bottom Line 101 N Brighton Ave is a rare find: location, lifestyle, and income potential in one beautifully positioned property just off the sand. With flexible configurations, strong rental appeal, and unbeatable access to Atlantic City's top destinations, it's the kind of opportunity that doesn't come around often. Additional Vitrual Tours: <https://unbranded.visithome.ai/WjWsKU4tkx86JfL3Bhm2L?mu=ft> <https://unbranded.visithome.ai/aV8cQqQhXt3tNkfCc8UggN?mu=ftInvoice> <https://unbranded.visithome.ai/HLbjkZPzV7j7jA Xu6gAFcu?mu=ft> <https://unbranded.visithome.ai/8EHtxdxIE9nMTSBKS6DJod?mu=ft>

#### PROPERTY DETAILS

|               |            |             |              |
|---------------|------------|-------------|--------------|
| ParkingGarage | Basement   | Heating     | Cooling      |
| None          | Full       | Gas-Natural | Window Units |
|               | Unfinished |             |              |

# Berger Realty

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