

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



**132 Providence**  
**Atlantic City, NJ 08401**

**Asking \$124,900.00**



## COMMENTS

Ocean Villas on the BEACH BLOCK of Providence Avenue. First-floor studio in a prime shore location just STEPS to the BOARDWALK and BEACH. Efficient layout with open living/sleeping area and a compact kitchen featuring gas stove, and upper cabinetry. Vinyl flooring throughout for easy upkeep. This unit is offered furnished for immediate use. On-site laundry is available for owners and guests. Low monthly HOA includes all utilities (heat, electric, water, sewer, gas and trash). Rental-friendly building. Convenient access to the Boardwalk, beach attractions, Stockton University Atlantic City campus, public transportation, restaurants, and neighborhood conveniences. Buyers who currently live or work in Atlantic City's Chelsea neighborhood may be eligible for first-time homebuyer down-payment assistance grants (above the State Grants). Buyers should verify eligibility and availability directly with the applicable programs.

## PROPERTY DETAILS

|               |                  |           |                |
|---------------|------------------|-----------|----------------|
| ParkingGarage | InteriorFeatures | Heating   | Cooling        |
| None          | Pets Allowed     | Baseboard | Ceiling Fan(s) |
|               |                  | Electric  | Window Units   |
| Water         | Sewer            |           |                |
| Public Water  | Public Sewer     |           |                |



Ask for Colin Halliday  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [ceh@bergerrealty.com](mailto:ceh@bergerrealty.com)

