

# Berger Realty

Since 1920



Berger Realty, Inc.  
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2321 Arctic  
Atlantic City, NJ 08401

Asking \$339,900.00



## COMMENTS

Investor's alert ! Location and purchase price are always the main factors that make a real estate purchase successful. These two criteria are available and met with the purchase of this Multifamily Property. Prime location in the heart of Atlantic City. Perfect for anyone looking for a renovation project with great income potential. Steps away from the Tanger Outlets shopping plaza, Boardwalk , Casinos, Expressway, and many well-known Local Restaurants. The Duplex is located in midtown Atlantic City and just a few blocks away from AC campus of Stockton University. The property has two units. The upper unit consists of two floors and has 4 bedrooms , 2 full bathrooms, kitchen, dining, living room, and an office. The first floor of this top unit features 9 foot ceilings that give an aristocratic appearance to the premises. The downstairs level includes two bedrooms, a kitchen with adequate space for a dining area, and one complete bathroom (stand-up shower). This bathroom needs to be completed aesthetically. Don't pass up the chance to purchase this roomy home with over 2500 square feet, with a fenced yard and a double car driveway. A great rental income awaits all those who are willing to become the owner of this property. Some of the furniture seen on the pictures is for sale! The property is sold in AS IS condition and the buyer is responsible for all inspections, certifications, and repairs. To schedule showings please use Showing Time !

## PROPERTY DETAILS

|                 |               |                              |             |
|-----------------|---------------|------------------------------|-------------|
| OutsideFeatures | ParkingGarage | OtherRooms                   | Basement    |
| Fenced Yard     | None          | Den/TV Room                  | Crawl Space |
|                 |               | Dining Area                  |             |
|                 |               | Dining Room                  |             |
|                 |               | Laundry/Utility Rm           |             |
|                 |               | Living Room                  |             |
|                 |               | HotWater                     |             |
|                 |               | Call: 609-399-4211           |             |
|                 |               | Email: info@bergerrealty.com |             |
|                 |               | Window Units                 |             |



Public Sewer

Ask for Brian Kolmer  
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