

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



706 Augustine, Atlantic City, NJ, 08401

Price \$240,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 8             |
| Bedrooms     | 4             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 1940          |
| Type         | Single Family |
| Block Number | 762           |
| Listing #    | 595392        |
| Taxes        | 5534.00       |

## COMMENTS

*This spacious 4-bedroom, 2-bath property offers strong income potential in a stable, high-demand rental market. Currently rented to a long-term tenant on a month-to-month lease at \$2,100/month, the home is turnkey with only minor cosmetic updates needed due to normal wear and tear. Featuring a generous layout, multiple outdoor spaces, and a prime location, it's ideal for ...*

## PROPERTY FEATURES

|                 |               |             |          |
|-----------------|---------------|-------------|----------|
| OutsideFeatures | ParkingGarage | Heating     | HotWater |
| Deck            | None          | Baseboard   | Gas      |
|                 |               | Gas-Natural |          |
| Water           | Sewer         |             |          |
| Public          | Public Sewer  |             |          |

## CONTACT

Ask for Wendy Brown  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call:  
Email to: wmb@bergerrealty.com

Scan to see Property page.



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