

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
oc17@BergerRealty.com



36 Florida, Atlantic City, NJ, 08401

Price \$499,000.00

## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 278     |
| Listing #    | 598471  |
| Taxes        | 7971.00 |

## COMMENTS

**Income-Producing Triplex – \$499,000 Investor special or perfect house-hack opportunity!**  
**Welcome to 36 N Florida Ave, a spacious triplex in the heart of Atlantic City offering immediate income and long-term upside. This property features: Two 2-Bedroom, 1-Bath Units – one currently rented at \$1,700/month, together they could bring in \$3,400/month combined. One 4-Bedr...**

## PROPERTY FEATURES

|                 |               |                |                  |
|-----------------|---------------|----------------|------------------|
| OutsideFeatures | ParkingGarage | OtherRooms     | Basement         |
| Curbs           | One Car       | Dining Room    | Outside Entrance |
| Deck            |               | Eat In Kitchen |                  |
| Fenced Yard     |               | Living Room    |                  |
| Porch           |               |                |                  |
| Sidewalks       |               |                |                  |
| Heating         | HotWater      | Water          | Sewer            |
| Gas-Natural     | Electric      | Public         | Public Sewer     |
| Radiator        | Gas           |                |                  |

## CONTACT



Ask for Linda Watts  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-230-6595  
Email to: ljw@bergerrealty.com

Scan to see Property page.



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