

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



13 Sovereign, Atlantic City, NJ, 08401

Price \$469,000.00

## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 263     |
| Listing #    | 598664  |
| Taxes        | 5789.00 |

## COMMENTS

*Spacious 3-Story Duplex in Central Atlantic City! Located near schools, transportation, casinos, and the beach, this versatile property features a 4-bed, 1-bath first-floor unit rented at \$1,400/month. The second and third floors offer a vacant 5-bed, 2-bath unit — perfect as a primary home or investment. Separate utilities make management easy. Great opportunity in a pr...*

## PROPERTY FEATURES

|               |             |          |              |
|---------------|-------------|----------|--------------|
| ParkingGarage | OtherRooms  | Basement | Heating      |
| None          | Dining Area | Slab     | Gas-Natural  |
|               | Kitchen     |          |              |
|               | Living Room |          |              |
| Cooling       | HotWater    | Water    | Sewer        |
| Window Units  | Gas         | Public   | Public Sewer |

## CONTACT



Ask for Steven Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9253  
Email to: srs@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



13 Sovereign, Atlantic City, NJ, 08401

Price \$469,000.00

## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 263     |
| Listing #    | 598664  |
| Taxes        | 5789.00 |

## COMMENTS

*Spacious 3-Story Duplex in Central Atlantic City! Located near schools, transportation, casinos, and the beach, this versatile property features a 4-bed, 1-bath first-floor unit rented at \$1,400/month. The second and third floors offer a vacant 5-bed, 2-bath unit — perfect as a primary home or investment. Separate utilities make management easy. Great opportunity in a pr...*

## PROPERTY FEATURES

|               |             |          |              |
|---------------|-------------|----------|--------------|
| ParkingGarage | OtherRooms  | Basement | Heating      |
| None          | Dining Area | Slab     | Gas-Natural  |
|               | Kitchen     |          |              |
|               | Living Room |          |              |
| Cooling       | HotWater    | Water    | Sewer        |
| Window Units  | Gas         | Public   | Public Sewer |

## CONTACT



Ask for Steven Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-9253  
Email to: srs@bergerrealty.com

Scan to see Property page.

