

# Berger Realty

Since 1928



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



10 Atlantic  
Villas, NJ 08251

Asking \$565,000.00



## COMMENTS

This property offers an exceptional opportunity for multi-family living or investment, with two distinct homes on one lot just a few blocks from the Delaware Bay. The main front house features over 1,700 square feet of living space, including 3 spacious bedrooms, 1.5 baths, a large living room, an eat-in kitchen that opens into a bright family room, and a laundry room. At the back of the property, there's a separate 600-square-foot cottage, perfect for rental income. This detached one-bedroom cottage includes an enclosed front porch, a cozy living room, an eat-in kitchen, a full bath, and a laundry room, along with an attached shed for extra storage. Both homes have separate utilities, providing convenience and independence. Additional features include a detached one-and-a-half-car garage, vinyl siding, a stone driveway, and generous side and rear yards. With solar panels that keep utility costs low for just \$89.34 per month, this property is ideal for those seeking flexibility and value, whether for multi-generational living or as an investment. The property is being sold fully furnished. Don't miss the chance to see this unique offering!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Cooling
Deck	Carport	Electric	Central Air
Fenced Yard	3 Car	Baseboard	
Storage Building			
Outside Shower			

SALE

**BADER-COLLINS ASSOCIATES**  
"THE TEAM YOU CAN TRUST"



BADERCOLLINS.COM

Ask for Bader - Collins Associates  
Berger Realty Inc. Public

3160 Asbury Avenue, Ocean City  
Call: 609-399-0076

Email to: bca@bergerrealty.com  
http://www.BADERCOLLINS.com

