



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

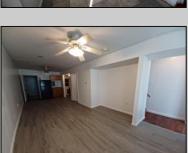






811 Indiana Atlantic City, NJ 08401

Asking \$140,000.00











COMMENTS

Investor Alert - Super LOW Taxes and Super HIGH Returns - 13% Cap Rate!! Rented out to cash paying tenants on annual lease that started March 1st at \$1900 p/m This is a Single Family 3 bedroom row home with an extra room off the kitchen on the first floor that can be used as a 4th bedroom and laundry room with withwasher and dryer hookups & a Half Bathroom. Section 8 approved! Home features an enclosed front porch, real hardwood floors, tiled kitchen and bath, large open floor plan, ceiling fans, gas forced air heat and gas cooking! Close to MLK School, the Tanger Outlets shopping center, Dave & Busters, The Bass Pro Shops, and the AC Convention Center. Close to the beach and boardwalk and Easily accessible from Route 30, white hore pike & Atlantic city expressway. Vacant and Easy to show. Income and Expenses available to qualified buyers. Pics were taken just prior to tenant moving in March 1st.

PROPERTY DETAILS

Exterior OutsideFeatures ParkingGarage OtherRooms
Brick Curbs None Dining Area
Fenced Yard Laundry/Utility Room
Paved Road

Porch Enclosed Sidewalks



AppliancesIncluded Heating
Gas Stove Forced Air
ReAigkrator George CashNatural
SetSelgeinReatty Inc
3160 Asbury Avenue, Ocean City
Sewer George CashNatural
Sewer Sewer George CashNatural
Sewer George CashNatural
SetSelgeinReatty Inc
3160 Asbury Avenue, Ocean City
Sewer George Georg



HotWater

Gas