



**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 accesible 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 Fenced Yard Paved Road Porch Enclosed Sidewalks	None	Dining Area Laundry/Utility Room

InteriorFeatures	AppliancesIncluded	Heating	HotWater
	Gas Stove Refrigerator Self-Cleaning Oven Sewer Public Sewer	Forced Air Gas-Natural	Gas



Ask for John Greiner
 Berger Realty Inc
 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: jag@bergerrealty.com

