



**2809 Fairmount
 Atlantic City, NJ 08401**

Asking \$380,000.00



COMMENTS

Introducing a one-of-a-kind duplex with breathtaking views of the Bay of Atlantic City! Enjoy a great income stream from this fully occupied property, strategically nestled in a central location close to highways, beaches, and the vibrant activities on the island. This property boasts two distinct units – a cozy two-bedroom apartment and a spacious three-bedroom apartment. The second-floor unit elevates living to a new level with a charming porch, the perfect spot to unwind and soak in the panoramic bay views. Both units are occupied by tenants contributing \$1100.00 and \$1475.00 respectively. A lucrative investment opportunity awaits with reliable rental income of \$33,000 a year! Situated street to street, convenience is key with street parking available both in front and behind the property. The location is unmatched - located in close proximity to the vibrant activities that Atlantic City has to offer and also close to Ventnor & Margate.

PROPERTY DETAILS

| | | | |
|-----------------|---------------|----------------|--------------|
| OutsideFeatures | ParkingGarage | OtherRooms | Heating |
| Bay View | None | Eat In Kitchen | Gas-Natural |
| Deck | | Great Room | |
| Porch | | Kitchen | |
| Cooling | HotWater | Water | Sewer |
| Wall Units | Electric | Public | Public Sewer |
| | Gas | | |



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