

# Berger Realty

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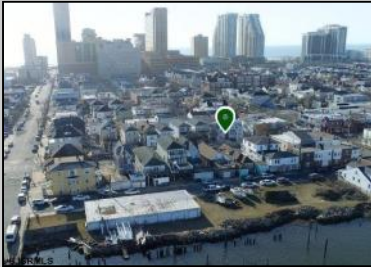
Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



**2809 Fairmount  
Atlantic City, NJ 08401**

**Asking \$359,400.00**



## COMMENTS

Introducing a one-of-a-kind duplex with breathtaking views of the Bay of Atlantic City. Strategically nestled in a central location close to highways, beaches, and the vibrant activities on the island. This property boasts two distinct units – one two bedroom vacant first floor apartment. The second-floor unit which features 3 bedrooms 1 bath unit. The unit elevates living to a new level with a charming porch, the perfect spot to unwind and soak in the panoramic bay views. The upstairs unit is occupied by tenants contributing \$ \$1475.00 per month. Live in one and rent the other unit. 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

Outside Features	Parking/Garage	Other Rooms	Heating
Bay View	None	Eat In Kitchen	Gas-Natural
Deck		Great Room	
Porch		Kitchen	
Cooling	Hot Water	Water	Sewer
Wall Units	Electric	Public	Public Sewer
	Gas		

Ask for Wendy Brown  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: wmb@bergerrealty.com

