

# Berger Realty

Since 1928



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



1 Delancy Pl  
Atlantic City, NJ 08401

Asking \$1,000,000.00



## COMMENTS

Introducing a prime CRE opportunity in Atlantic City's Chelsea Heights: a lucrative 6-unit apartment building that's a true money maker! This property features an ultra-luxurious 2-bedroom unit currently rented out via Airbnb, generating an impressive \$30,000 in less than a year of operation. With its stellar 5-star reviews, the potential for revenue growth is sky-high. Plus, imagine indulging in this swanky pad as your very own owner's unit or vacation getaway! Of the remaining units, three have been recently renovated to modern standards, while the two others are clean and solid, offering the perfect canvas for renovation to further increase rents. All units are currently leased below market rates, making this an exceptional value-add investment opportunity. Nestled in the desirable Chelsea Heights, the building is conveniently located under two blocks from the beach at Bartram's Garden, featuring a beautiful grass area and restrooms. Just a short stroll away, you'll find the bay, Stockton College, and the renowned Knife and Fork Inn and Restaurant. And with easy access to all that Atlantic City, Ventnor, Margate, and Longport have to offer, this property is in the heart of it all. Don't miss out on this incredible investment opportunity – seize it before someone else does! Agent has financial interest. Owner is RE Licensee

## PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Electric	Public	Public Sewer



Ask for Tanya Pinkerton  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tp@bergerrealty.com

