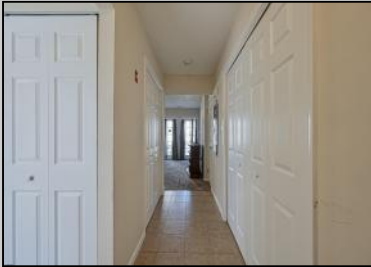




**325 Beach  
Atlantic City, NJ 08401**

**Asking \$230,000.00**



### COMMENTS

Investor Special! A few short blocks from multiple beaches, casinos, Island Water Park, Gardeners' Basin, the newly re-opened Atlantic City Aquarium, many restaurants you will find a small community called Victoria Court. This community offers something for everyone, and if you are a home buyer looking to live in the unit there are so many great programs to help cover closing costs and downpayments. Inside there is an updated eat-in-kitchen with a passthrough window overlooking the living room with breakfast bar and a door leading out onto the deck. On the second floor you will have your choice of two nicely sized secondary bedrooms, a full bathroom as well as a primary bedroom with a large walk-in closet. This home is sure to be a winner for investors and homeowners alike. Property allows short term and long-term rentals for the investors looking to expand their portfolio. Ask your lender about the Atlantic County Grant, Atlantic City Down Payment Assistance Program and the additional inlet development funds! Don't wait another second, call and schedule a tour today!!

### PROPERTY DETAILS

|          |                 |               |                |
|----------|-----------------|---------------|----------------|
| Exterior | OutsideFeatures | ParkingGarage | OtherRooms     |
| Vinyl    | Deck<br>Patio   | None          | Eat In Kitchen |

|                  |  |             |            |
|------------------|--|-------------|------------|
| InteriorFeatures | AppliancesIncluded   | Basement    | Heating    |
| Carbon Monoxide  | Dishwasher<br>Dryer<br>Microwave<br>Refrigerator<br>Self Cleaning Oven<br>Washer | Crawl Space | Forced Air |



Ask for Margarita Kobilianets  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500

Email to: mak@bergerrealty.com  
Water: Public  
Sewer: Public Sewer

