

# Berger Realty

Since 1928



Berger Realty, Inc.  
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14 Florida Ave  
Atlantic City, NJ 08401

Asking \$349,000.00



#### COMMENTS

Welcome to this multi-family with tremendous investment opportunity located only a block from the beach! This 5-plex has separate meters and utilities, for each unit. Close to all the best attractions including Ducktown Tavern, Docks Oyster House, Tanger Outlets and many casinos with transportation nearby. This is an \"as is\" sale, presenting an incredible investment opportunity or to make this property your own. The property offers three spacious 2-bedroom, 1-bathroom units, one sizable 4-bedroom, 1-bathroom unit and one cozy 1-bedroom, 1-bathroom unit. 2 units are currently occupied, 3 Vacant. Buyers will be responsible for obtaining any necessary Certificates of Occupancy (COs) and any repairs needed to obtain certs. Don't miss out on this excellent investment opportunity!

#### PROPERTY DETAILS

|                 |               |             |        |
|-----------------|---------------|-------------|--------|
| OutsideFeatures | ParkingGarage | Heating     | Water  |
| Sidewalks       | None          | Baseboard   | Public |
|                 |               | Gas-Natural |        |

Sewer  
Public Sewer



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