

# Berger Realty

Since 1928



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

info@bergerrealty.com



211 Seaside Ave  
Atlantic City, NJ 08401

Asking \$550,000.00



## COMMENTS

Listing Attention: This property offers a unique opportunity to own a beautiful duplex in a beach block location. You can either build a trophy development with stunning panoramic waterfront views or keep the existing property and upgrade it for a phenomenal income through Airbnb rentals. This property is legally zoned as a duplex, providing the opportunity to generate extra income. You can live in one unit and rent out the other or take advantage of the booming Airbnb market. Located just a short walk from the famous Atlantic City beach, this home is an ideal rental property for both vacationers and long-term tenants. The property features 6 generously sized bedrooms and 2 bathrooms in the upstairs unit, and one bedroom and one bathroom in the ground-level unit, providing ample space for family, friends, and guests. The LH-2 Zoning District allows for multi-family, low-rise, and mid-rise residential buildings, as well as restaurant and bar opportunities, non-casino hotels, townhouses, and more. This is truly a unique opportunity that may be hard to come by again.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Boardwalk Access	None	Den/TV Room	6 Ft. or More Head
Curbs		Kitchen	Room
Porch		Pantry	Finished
Heating	Cooling	HotWater	Water
	Electric	Gas	Public



Ask for Bob Wilkins

Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bw@bergerrealty.com

