



**3501 Ventnor (Unit E-2)**  
**Atlantic City, NJ 08401**

**Asking \$155,000.00**



**COMMENTS**

Sunny, bright, two-bedroom, one-bath top floor at Hampton Court in the "university district." Ocean views and minutes from the Stockton University campus, only a short walk to the beach. Features include an elevator, laminate flooring, a full-size gas range, a microwave above, and low (\$337 monthly) condo fees, including instant hot water. Coupled with meager taxes (\$ 2,973 yearly), this is a rare and unique investment opportunity at a very reasonable price! The City provides a 3-hour limit for street parking with a permit at Buyer's expense.

**PROPERTY DETAILS**

|                   |                       |                              |                                      |
|-------------------|-----------------------|------------------------------|--------------------------------------|
| Exterior<br>Brick | ParkingGarage<br>None | InteriorFeatures<br>Elevator | Heating<br>Forced Air<br>Gas-Natural |
| HotWater<br>Gas   | Water<br>Public Water | Sewer<br>Public Sewer        |                                      |



Ask for Patricia Moss  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: tcm@bergerrealty.com

