

# Berger Realty

Since 1928



Berger Realty, Inc.  
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207 Grammercy  
Atlantic City, NJ 08401

Asking \$435,000.00



### COMMENTS

An investor or beach bum's dream. This house can be sold individually or a rare opportunity to buy a portfolio and buy as part of a package with 201 Grammercy, 314 N Massachusetts Ave (all on the same corner a few blocks away) If you've wanted to get into short term rentals, this is your chance to buy with everything turn key- management, furnishings, and a strong rental history! Set up as a successful Airbnb that brings in \$35-45k annually or can be rented out for \$2500 per month. This home is located in the northern section of Atlantic City. The house features two stories with the three bedrooms, two full baths and laundry upstairs. The downstairs includes a living room with vinyl plank floors, half bathroom, newer kitchen with ss appliances and a den/dining area, countertop with seating open to the kitchen.. There is a front porch, fenced yard, central air and a garage that is currently a party room. Close to the casinos, elementary school, mini market, Gardner's Basin, Ocean Resort, outlets and all the exciting places near the boardwalk. This house has no condo fees. Its also professionally painted and decorated to delight any Airbnb guest giving them an exciting place to stay.

### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Curbs Fenced Yard Porch	ParkingGarage Attached Garage One Car	OtherRooms Den/TV Room Laundry/Utility Room Pantry
	AppliancesIncluded Dishwasher Dryer Microwave Refrigerator Washer	AlsoIncluded Blinds Drapes Furnished Rugs	Basement Crawl Space
	Cooling Central	HotWater Gas	Public



Ask for Yvonne K. Berger  
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Sewer  
Public Sewer