



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



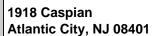
















## **COMMENTS**

NO MORE SHOWINGS at the moment. The seller is working on the variance to convert it as a duplex \*\*Attention Investors and Passive Income Seekers!\*\* This three-story property in Atlantic City is a fantastic opportunity. It features six bedrooms and three full bathrooms. The first floor includes one bedroom, one bathroom, and a kitchen. The main floor has two bedrooms, one bathroom, kitchen, while the third floor offers three bedrooms and a full bath. The property offers double-zone central air. The roof is only 3 years old. Two electric meters. You can convert it into a duplex with the proper variance and paper work with the municipality, or use the first floor as inlaw quarters. Don't miss out on this chance, countless opportunities! The property is being sold \*as-is.\* The buyer is responsible for obtaining the certificate of occupancy and any other necessary documents before closing. See remarks for more details.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Porch	None	In-Law Quarters

InteriorFeatures AppliancesIncluded Heating Cooling
Carbon Monoxide Gas Stove Forced Air Central
Detector Refrigerator Gas-Natural Multi-Zoned
Smoke/Fire Alarm



Water Sewer
Puthak for Ben Duncathic Sewer
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: bmd@bergerrealty.com

