

# Berger Realty

Since 1928



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



**1918 Caspian**  
**Atlantic City, NJ 08401**

**Asking \$239,999.00**



## 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 in-law 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 Detector	Gas Stove	Forced Air	Central
Smoke/Fire Alarm	Refrigerator	Gas-Natural	Multi-Zoned



Water  
Public  
Sewer  
Public Sewer  
**Ask for Denise Kelley**  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: dlk@bergerrealty.com

