

# Berger Realty

Since 1928



Berger Realty, Inc.  
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19 Elberon Ave  
 Atlantic City, NJ 08401

Asking \$550,000.00



### COMMENTS

Charming Multi-Use Duplex in Historic Old Atlantic City Are you searching for a remarkable investment opportunity or a unique residence just a block and a half from the beach? Look no further! This classic multi-use duplex embodies the timeless charm of old Atlantic City, offering endless possibilities for both living and investment. The lower level has 2-bedroom, 1-bath apartment ideal for comfortable living. Use as a primary residence or as a rental unit or both. The upper Level: A spacious area with 4 or potentially 5 bedrooms and 3 baths, providing ample space for large families or additional rental income. There is a back yard patio that lends itself to outdoor cookouts or workouts or to just enjoy warm summer nights in the comfort of your back courtyard retreat. Whether you choose to reside in the lower unit and rent out the upper level, or live upstairs and lease the lower unit, this property offers flexibility and potential. It's also a prime candidate for Air b n b or long-term rentals, appealing to casino workers, Stockton University students, or anyone seeking a beach-side retreat. This home is loaded with historic charm and character of "Old AC" with custom woodwork and a grand staircase that speaks to the quality and craftsmanship of yesteryear. Built over 109 years ago, this duplex is a testament to enduring construction and style. This property is a blank canvas awaiting your vision. Embrace the chance to restore and rejuvenate this classic gem. Explore renovation loans and city programs that may offer financial assistance in revitalizing this historic treasure. For more information on Chelsea Economic Development Corporation <https://www.chelseaedc.org/aboutus> This duplex isn't just a property; it's a piece of history with access. If you're ready to invest in a timeless piece of Atlantic City, come and imagine the possibilities. Reach out to your local lenders and city w you can bring this masterpiece back to its full glory. Don't miss out! Today and experience the best of old Atlantic City.



Ask for: **John Pieper, Jr.**  
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Other Rooms  
 Dining Area  
 Eat In Kitchen  
 Living Room

Cooling  
 Window Units  
 Water  
 Public  
 Sewer  
 Public Sewer

Baseboard  
 Gas-Natural  
 Radiator