



**616 Green  
Atlantic City, NJ 08401**

**Asking \$169,000.00**



**COMMENTS**

Single family detached Rancher with SUPER LOW Taxes, no HOA fees, no parking fees, no pet restrictions, and is situated on a nice quiet street & features a fully fenced in back yard with a garden shed, a concrete patio in the front of the house, its own private concrete driveway for two cars, plenty of street parking, some attic storage, gas cooking, gas forced air heating, and currently handicap accessible. Why rent when you can own it, if your tired of renting you can buy this house at todays low price own it for less than it would cost to rent this same house, and your rent will probably go up every year unlike the mortgage payment!! Up to about \$40,000 in first time home buyer grant money may be available to cover the down payment and closing costs if you don't have any money saved! This properties central location places it within walking distance to the jersey shore beaches, Atlantic Ocean, AC's world famous boardwalk, and the Tanger Outlets! Minutes away from Ocean Casino, Hardrock & Steel Peir, Showboat & Indoor Island Waterpark, Borgate, Farleys Marina, Harrahs, Golden Nugget, Resorts & Margaritaville! Close to Absecon Lighthouse, 5 Star Nightliffe, World Class Shopping & Dining, Gardners Basin, Back Bay Ale House, Gilcrest, AC Aquarium, Fishing Jettys & Peirs, the Little Water Distillery, Axe Throwing, and Seed Brewery! Cash, Hardmoney, even Bitcoin are acceptable means of purchase or contact us about private financing starting as low as 10%. AirBnB investors, buy now and start making tons of cash on sites like VRBO and Airbnb, or use this as your private Shore Town getaway for your family and friends and enjoy the best amenities that Atlantic City has to offer.

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	InteriorFeatures
Curbs	None	Dining Area	Carbon Monoxide
Fenced Yard		Eat In Kitchen	Detector
Paved Road		Laundry/Utility Room	Handicap Features
Porch		Pantry	Smoke/Fire Alarm
Sidewalks		Primary BR on 1st floor	Storage
		Storage Attic	
AppliancesIncluded	Basement	Heating	Cooling
Dryer	Crawl Space	Forced Air	Ceiling Fan(s)
Gas Stove		Gas-Natural	Central
Microwave			
Refrigerator			
Self Cleaning Oven			
Washer			

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



Ask for James P. Monroe  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: [jmp@bergerrealty.com](mailto:jmp@bergerrealty.com)

