

# Berger Realty

Since 1928



Berger Realty, Inc.  
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325 Beach Ave  
Atlantic City, NJ 08401

Asking \$220,000.00



## COMMENTS

Investor Special! A few short blocks from multiple beaches, casinos, Island Water Park, Gardeners' Basin, the newly re-opened Atlantic City Aquarium, many restaurants you will find a small community called Victoria Court. This community offers something for everyone, and if you are a home buyer looking to live in the unit there are so many great programs to help cover closing costs and downpayments. Inside there is an updated eat-in-kitchen with a passthrough window overlooking the living room with breakfast bar and a door leading out onto the deck. On the second floor you will have your choice of two nicely sized secondary bedrooms, a full bathroom as well as a primary bedroom with a large walk-in closet. This home is sure to be a winner for investors and homeowners alike. Property allows short term and long-term rentals for the investors looking to expand their portfolio. Ask your lender about the Atlantic County Grant, Atlantic City Down Payment Assistance Program and the additional inlet development funds! Don't wait another second, call and schedule a tour today!!

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Deck Patio	ParkingGarage None	OtherRooms Eat In Kitchen
InteriorFeatures Carbon Monoxide	AppliancesIncluded Dishwasher Dryer Microwave Refrigerator Self Cleaning Oven Washer	Basement Crawl Space	Heating Forced Air



Ask for Kathy Errickson  
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Water Public  
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