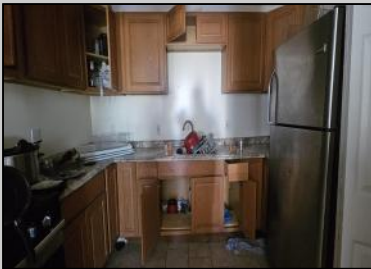
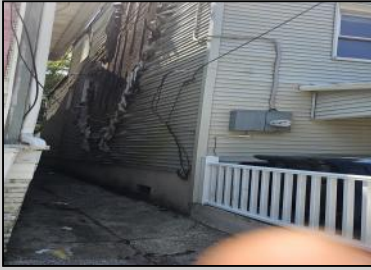


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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38 Maryland  
Atlantic City, NJ 08401

Asking \$119,900.00



#### COMMENTS

"This three-story property is a fantastic opportunity, whether you're looking for an investment, a primary residence, or a summer home. Recently updated, it features 2 bedrooms, 1.5 bathrooms, gas heat, central air, a modern kitchen, newer windows, and ample storage. While the property has great potential, it does need some work, including exterior siding replacement. Offered strictly 'AS IS,' with the buyer responsible for obtaining any and all occupancy certificates. With a little TLC, this home could truly shine." Showings to begin 8/21/24

#### PROPERTY DETAILS

|                       |                       |                              |                                 |
|-----------------------|-----------------------|------------------------------|---------------------------------|
| Exterior<br>Vinyl     | ParkingGarage<br>None | OtherRooms<br>Eat In Kitchen | AppliancesIncluded<br>Gas Stove |
| Basement<br>Slab      | Heating<br>Electric   | Cooling<br>Central           | Water<br>Public                 |
| Sewer<br>Public Sewer |                       |                              |                                 |



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