

# Berger Realty

Since 1928



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



**522 Adriatic**  
**Atlantic City, NJ 08401**

**Asking \$279,900.00**



## COMMENTS

"This property has tremendous potential! Located in Bungalow Park, this expansive corner duplex has much of the work already completed. The main house, located upstairs, boasts a large enclosed front porch, four bedrooms, and two bathrooms. It features a spacious living room, a large formal dining room, a galley kitchen with a breakfast nook, and 2 generously sized upstairs (attic style) bedrooms with a full bathroom and abundant closet and storage space. The main floor includes the remaining two bedrooms, a full bathroom, and a large outdoor deck. The bottom unit is a well-maintained 2-bedroom, 1-bathroom apartment currently occupied by a month-to-month tenant. This property comes with three additional lots included in the sales price. The property includes three additional lots and is being sold strictly 'AS IS,' with the buyer responsible for obtaining any necessary occupancy permits and certificates."

## PROPERTY DETAILS

|                 |               |                |          |
|-----------------|---------------|----------------|----------|
| OutsideFeatures | ParkingGarage | OtherRooms     | Basement |
| Curbs           | None          | Breakfast Nook | Slab     |
| Deck            |               | Dining Room    |          |
| Fenced Yard     |               | Eat In Kitchen |          |
| Needs Work      |               | Great Room     |          |
| Porch-Enclosed  |               | Kitchen        |          |
| Shed            |               | Living Room    |          |
| Sidewalks       |               | Storage Attic  |          |



Ask for Yvonne Kasper  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: ymk@bergerrealty.com

