



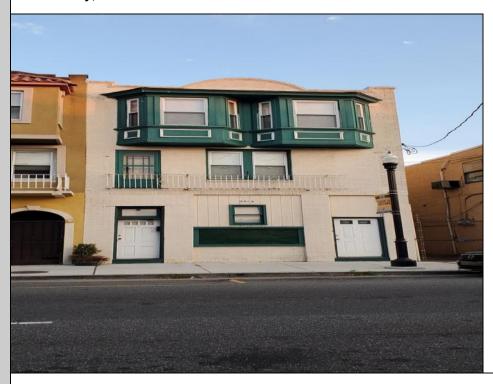
Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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2312 ARCTIC Atlantic City, NJ 08401

Asking \$315,000.00



## **COMMENTS**

LEGAL TRIPLEX, VERY GOOD INVESTMENT IN THE HEART OF AC., THE DUCKTOWN AREA. TOP FLOOR IS A 2 BEDROOM 1 BATH, 2ND FLOOR IS 3 BEDROOM, ONE BATH, 1ST FLOOR IS A 2 BEDROOM. OWNER IS PUTTING THE FINAL TOUCHES ON THE 1ST FLOOR. 3 SEPARATE ELECTRIC METERS. NEW FLAT TOP ROOF, NEW HEATER. NEXT DOOR TO FORMICA AND DOWN THE STREET FROM THE WHITE HOUSE SUB SHOP.. BUYER RESPONSIBLE FOR ALL CERTS AND REPAIRS... SATURDAY 9-21-24 WAS THE LAST DAY FOR SHOWINGS....

## **PROPERTY DETAILS**

OutsideFeatures ParkingGarage OtherRooms Basement
Curbs None Eat In Kitchen 6 Ft. or More Head
Deck Kitchen Room
Needs Work Living Room Unfinished
Sidewalks

Heating Water Sewer
Electric Public Public Sewer

Ask for Wendy Brown
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