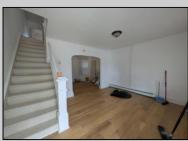




Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 info@bergerrealty.com













2019 Grant Atlantic City, NJ 08401

Asking \$175,000.00



## COMMENTS

Two story row home with EXTREMELY LOW Taxes! Income and Expenses available to qualified investors. Double Digit Returns with a 15%+ Cap Rate! Property is now vacant, renvoated, and being sold As-is. Rent this property out for about \$30,000.00 per annually!! Section 8 approved!! Features a large living room and formal dining room, eat in kitchen, and utility room with washer & dryer hookups and utility sink! Second floor has three nice size bedrooms and a full bathroom. Exterior has a covered front porch, wide sidewalks, small back yard, and is easily accesible from main roads. Close drive to Tanger Outlets, Bass Pro Shops, Dave and Busters, Gardners Basin, AC Aquarium, All Casinos, Absecon Lighthouse, Littel Water Distillery, Schools, Shopping, Nightlife Restaurants, Corner Stores, Highways, and of course the Beach and Boardwalk!

	PROPER	TY DETAILS		
Exterior Brick	OutsideFeatures Curbs Deck Paved Road Porch Sidewalks	ParkingGarage None	InteriorFeat Carbon Detector Smoke/Fire	Monoxide
Basement Crawl Space	Heating Gas-Natural Radiator Ask for David P. Berger Realty In 109 E 55th St., 0 Call: 609-399-42 Email to: dph@t	ic Ocean City	Water Public	

