



**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, renvovated, 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 accessible 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!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Brick	Curbs	None	Carbon Monoxide
	Deck		Detector
	Paved Road		Smoke/Fire Alarm
	Porch		
	Sidewalks		
Basement	Heating	HotWater	Water
Crawl Space	Gas-Natural	Gas	Public
	Radiator		



Ask for James Gray Haenn
 Berger Realty Inc
 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: jgh@bergerrealty.com

