

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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!

## 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        |               |                  |



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