

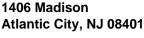


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com





Asking \$253,000.00











## **COMMENTS**

Presenting an exceptional legal duplex in Atlantic City\'s Venice Park, featuring two units that offer an outstanding investment opportunity. The main unit, situated upstairs, showcases two main-floor bedrooms and a third-floor loft or bedroom, with potential yearly rent in the \$2,000-\$2,500 range. This unit has been partially renovated, with further updates in progress. Step outside to enjoy the new front porch, a deck at the rear of the house, and a brand-new terrace/porch on the 3rd floor. Not to mention adding new HVAC systems, new siding, and roof, with three sky windows on each floor of the home. On the ground level, Unit 1 is framed for a twobedroom apartment with a kitchen and one bath. It awaits your personal touch to complete partial renovations throughout. With the potential to fetch in the \$1,700 range per month in rent, this presents an exciting opportunity for a savvy investor. Selling as is. The buyer is responsible for obtaining the Certificate of Occupancy (CO) and any other certifications required for closing.

PROPERTY DETAILS OtherRooms OutsideFeatures ParkingGarage Heating Curbs None Dining Area Forced Air Deck Kitchen Gas-Natural Fenced Yard Living Room Loft



Sidewalks

Water Public Gas Ask for Ludwik Samselski Berger Realty Inc

1330 Bay Avenue, Ocean City Call: 609-391-1330

Email to: Is@bergerrealty.com



Sewer

Public Sewer