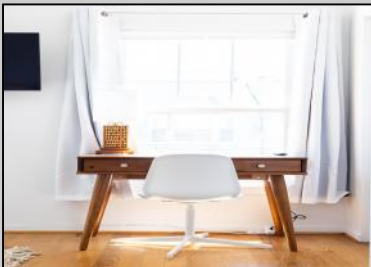




1117 City  
 Atlantic City, NJ 08401


Asking \$400,000.00



### COMMENTS

Newly renovated smart home with super low taxes! Fully fenced in yard with gardening space. Solar Panels have reduced the cost of electric down to about \$90.00 a month. Large concrete parking pad for two vehicles, Furniture and Smart equipment is all negotiable. Property was being used on Airbnb and grossed over \$90k in 2023 before the owner stopped utilizing it as such. Would bring in about \$36k as an annual rental, or use it as a primary or secondary vacation home, first time home buyers may get up to nearly \$50k towards closing cost and down payment assistance. This property is centrally located around several casinos and other amenities on the island that include the Ocean Casino, Showboat, Indoor Island Waterpark, Hardrock, Steel Pier, Resorts, Margaritaville, Golden Nugget, Farleys Marina, Borgata, MGM, Water Club, and Harrahs Casinos. Close to the Absecon Lighthouse, Historic Gardners Basin, Bask Bay Ale House, Gilcrest, Littel Water Distillery, The Seed Brewery, Fishing Piers & Jetties, and of course the Worlds most famous beaches and Boardwalk.

### PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Curbs Fenced Yard Paved Road Sidewalks	ParkingGarage None	OtherRooms Dining Area Laundry/Utility Room Pantry
	AppliancesIncluded Burrill Disposal Dishwasher Dryer Electric Stove Refrigerator Self Cleaning Oven Washer	Basement Ask for Thomas Byrne Storage Space	Heating Forced Air Gas-Natural Zoned
	Cooling Central	HotWater Gas	Water Public Sewer Public Sewer

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