



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



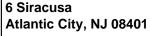












Asking \$179,000.00



## COMMENTS

Renavated three story, three bedroom single family home with 2.5 bathrooms in Ducktown Neighborhood. Street parking only as this house sits on an alley behind Angelos Fairmount Tavern between Georgia and Mississippi Aves. First floor has one bedroom with a kitchen and bathroom, the second floor has a kitchen with half bath, dining and living area with balcony, the third floor has two more bedrooms with a full bathroom. Loction is close to Tanger Outlets, and AC Expressway. It sits about 3 block from the Beach and Boardwalk, Ballys, Claridge, Ceasers, and Boarkwalk Hall. Due to its central location, its no more then a 5 minute drive to anything AC has to offer. This house qualifies for up to \$50,000 in first time home buyer grant money to help cover down payment, closing costs, and more! Investors who want to add another gem to their portfolio can lease this property out anywhere between \$2500-3000 PER MONTH!!! Section 8 APPROVED!!! Being Sold As-Is, buyers will be responsible for any and all certs including CO\'s, etc. This property is located in the CRDA Tourism District.

**PROPERTY DETAILS** Exterior **OutsideFeatures** ParkingGarage OtherRooms Aluminum Curbs **Dining Room** None Deck Laundry/Utility Room Paved Road Porch Sidewalks ApAiskofeeth/edentica BasenneihtVetro Heating Gaberger Realty Inc<sup>6</sup> Ft. or More Head Gas-Natural Refine ators bury Avepue Self Cleaning Oven Finished Call: 609-399-0076 Email to: vrv@bertgetreealty.com Outside Entrance Plumbing HotWater Water ewe Gas Public Public Sewer