

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1521 Michigan Ave  
Atlantic City, NJ 08401

Asking \$269,900.00



## COMMENTS

Welcome home, experience Atlantic City, and all it has to offer in this spacious, well appointed, 3-bedroom, 1.5 bath home, located in the desirable Venice Park neighborhood. Known for its iconic boardwalk, vibrant casinos, and lively entertainment scene, Atlantic City also offers beautiful beaches, rich history, and a thriving community spirit. This recently updated, turnkey property is suitable for many types of usage. Offering a great neighborhood vibe for the single family homeowner, turnkey opportunity for investors looking to expand their portfolio, or seeking a potentially profitable rental opportunity. Enjoy relaxing on the front porch, or sipping coffee on the back deck. Upon entering, you will feel at home. Accent walls, a great layout, beautiful flooring, and a layout perfect for entertaining, add to the inviting feeling this home offers. For Airbnb investors: With an approximate average of \$200 per night rate and average high occupancy rates in the area, this home offers lucrative potential, boasting cap rates between 11.85% and 15.41% or higher. For long-term rental owners: Enjoy stable income with average rents of \$2,800 to \$3,100 per month and a cap rate of approximately 11.34%. Perfect for families or first-time buyers, this freshly remodeled property combines comfort and convenience. Additionally, there are approximately \$50,000 in grants available from the city or state, making this a fantastic opportunity. Don't miss out on this exceptional home in the heart of Atlantic City!

## PROPERTY DETAILS

ParkingGarage  
None

Heating  
Forced Air  
Gas-Natural

Cooling  
Central

Water  
Public



Ask for Denise Kelley  
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