



**37 Spray Ave**  
**Atlantic City, NJ 08401**

**Asking \$169,000.00**



**COMMENTS**

CALLING ALL INVESTORS AND CONTRACTORS ! Awesome opportunity to transform this 5BR, 2 1/2 BA three-story home into something special. Solid brick construction, but it does need some attention. Enter into the living room with a small dining area and then into the kitchen, which would need to be updated. There was a leak from the second floor bathroom, which has since been repaired, but the ceiling was damaged and needs replacement. The second floor offers 3 BR's and a full bathroom. Head up to the third floor and you'll find two more BR's, a powder room, and a large closet for overflow storage or clothing. The laundry center is housed in the basement and just after Super Storm Sandy in 2012, the gas heating system was replaced along with the gas hot water heater. There is also a bathroom with a shower stall and a toilet in the basement, however, it is non-functioning. The basement is dry and there is a sump pump. The home is located right off of Pacific Avenue, and just a block to the beach and Boardwalk. It is situated on a small street that runs from Pacific to Atlantic with Monterey Avenue intersecting. The property is being sold 100% as is, and therefore the buyer will be responsible for any and all inspections, certifications, including, but not limited to the certificate of occupancy, land use certificate, pest control certificate, and any repairs required to obtain these items. The seller will not be addressing any deficiencies. Please set up your appointment through Showing Time.

**PROPERTY DETAILS**

Exterior Brick	OutsideFeatures Curbs Needs Work Paved Road Porch Sidewalks	ParkingGarage None	OtherRooms Dining Room Laundry/Utility Room
AppliancesIncluded Dishwasher Dryer Refrigerator Washer	AlsoIncluded See Remarks	Basement Masonry Floor/Wall Unfinished	
HotWater Gas	Water Public	Sewer Public Sewer	