



1406 Madison Ave  
 Atlantic City, NJ 08401

Asking \$243,900.00



### COMMENTS

Investors take note of this opportunity in Venice Park, Atlantic City! This legal duplex represents a fantastic investment option for rental income, whether through Airbnb or annual rental agreements. Unit 2, located upstairs, features two bedrooms on the main floor and either one bedroom or a loft on the third floor. Both the kitchen and bathroom have been renovated, and the house is undergoing additional renovations. There is a new front porch, a deck at the back of the house, and a new terrace/porch on the third floor. Additionally, the HVAC system is just one year old, and there are newer kitchen appliances. Ground-level Unit 1 is framed for a two-bedroom apartment, which includes a kitchen and one bathroom. Renovations are needed throughout this unit. The buyer is responsible for all certifications, inspections, and the Certificate of Occupancy. This property is easy to show, with a lockbox on the front door of Unit 2. Please call showing time to schedule a viewing.

### PROPERTY DETAILS

|                 |               |             |              |
|-----------------|---------------|-------------|--------------|
| OutsideFeatures | ParkingGarage | OtherRooms  | Heating      |
| Curbs           | None          | Dining Area | Forced Air   |
| Deck            |               | Kitchen     | Gas-Natural  |
| Porch           |               | Living Room |              |
| Sidewalks       |               | Loft        |              |
| Cooling         | HotWater      | Water       | Sewer        |
|                 | Gas           | Public      | Public Sewer |



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