

Berger Realty

Since 1928



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



446 Wisteria Rd
Atlantic City, NJ 08401

Asking \$294,900.00



COMMENTS

WELL MAINTAINED, LARGE DUPLEX IN CHELSEA HEIGHTS, FULLY OCCUPIED WITH GREAT TENANTS. PERFECT PASSIVE INCOME PROPERTY OR LIVE IN ONE AND RENT THE OTHER OUT. CLOSE TO TRANSPORTATION, SHOPPING, BEACH & CASINOS. WITH \$3164 MONTHLY INCOME, 20% DOWN @ 8% INTEREST, PLUS TAXES & INSURANCE, BRINGS TOTAL PAYMENT OF \$2179 PER MONTH. THAT YIELDS A POTENTIAL ESTIMATED MONTHLY PROFIT OF \$985 PER MONTH! BUY BOTH SIDES AND THAT CAN BE DOUBLE!! OR DO YOU WORK IN AC?...WHY NOT LIVE IN AC CLOSE TO WORK, AND CUT THE CAR PAYMENT OUT AND HAVE ONE UNITS RENT SUBSIDIZE YOUR MORTGAGE. COOPERATIVE TENANTS, SO ITS FAIRLY EASY TO SHOW AND READY TO GO!!

PROPERTY DETAILS

| | | | |
|-----------------|---------------|--------------------|--------------|
| OutsideFeatures | ParkingGarage | OtherRooms | Heating |
| Sidewalks | None | Dining Area | Forced Air |
| | | Laundry/Utility Rm | Gas-Natural |
| Cooling | HotWater | Water | Sewer |
| Ceiling Fan(s) | Gas | Public | Public Sewer |
| Window Units | | | |



Ask for George Cash
Berger Realty Inc
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Call: 609-399-0076
Email to: gbc@bergerrealty.com

