

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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			

