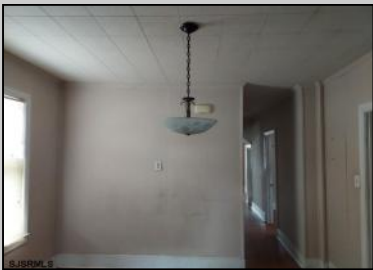


**426 Connecticut  
Atlantic City, NJ 08401**

**Asking \$270,000.00**



**COMMENTS**

Introducing an exceptional investment opportunity tucked within Historic Bungalow Park area of Atlantic City. This 2 family home at 426 N Connecticut Avenue offers a versatile setting for investors seeking a robust addition to their portfolio. With a spacious lot size of 3,100 square feet and an interior floor area spanning 2,080 square feet, this duplex provides ample room and potential for customization, ensuring it a promising investment choice. The home is dated and needs work but has enormous potential. The strategically designed layout features 2 generous bedrooms and 2 bathrooms, easily accommodating varied needs and maximizing living possibilities. The interior's thoughtful configuration facilitates a comfortable and functional living environment, making it ideal for tenants ranging from families to professionals seeking a blend of comfort and convenience. A standout feature is the large detached two-car garage, offering not only secure parking but also additional storage space. This feature is particularly appealing in a bustling city landscape, providing a rare and valuable benefit for prospective tenants. The provision of such substantial parking facilities could also potentially serve as a unique selling point, enhancing tenant retention. This home is located in the Gardner's Basin area of the city, the property is mere moments from key local amenities, enhancing its appeal to potential renters. Just 0.5 miles away, you'll find the historic Atlantic City Boardwalk, renowned for its vibrant entertainment, dining, and retail offerings. Nearby, New York Avenue School, known for its well-rated academic programs, is just a short 0.7-mile drive, adding family appeal to the vicinity. For leisure and outdoor activities, Gardner's Basin, offering a picturesque escape along several harbors where many fishing boats dock and unload is only a short distance away. Relax in the evening and take in the sunset behind the Marina casinos. The unique combination of location, layout, and amenities makes this property a compelling choice for investors aiming to secure steady rental income in a thriving market. If you're an investor seeking a solid opportunity with the promise of return, explore the potential that 426 N Connecticut Avenue offers. This property stands out, not just for its features, but for its strategic positioning within Atlantic City's coveted landscape. Seize the opportunity to invest in a property that combines convenience, versatility, and exceptional location. Contact us today to schedule a viewing or for more detailed information. Property does need updating and is being sold in "As-Is" condition. Don't miss this opportunity to expand your portfolio with a property that promises both immediate and long-term value. Property in Multiple offer Round Process. Highest and best offers due Tuesday 3-4-2025.

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Curbs	Detached Garage	Dining Room	Radiator
Fenced Yard	One and Half Car	Kitchen	See Remarks

# Berger Realty

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Needs Work  
Porch  
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Sidewalks

Living Room

HotWater  
Gas

Water  
Public

Sewer  
Public Sewer



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