

# Berger Realty

Since 1928



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



426 Wisteria Rd  
Atlantic City, NJ 08401

Asking \$279,000.00



#### COMMENTS

Highest and Best Due by 02/21/25 by 10 am. Investor or Savvy Owner Alert!!!!This low cost duplex located in the Chelsea section of Atlantic City with very low taxes is perfect for the savvy investor looking to add to their portfolio or to live in one unit and rent out the other. This lovely unit is in a prime location near the beaches, casinos, restaurants, shopping, Bader field, and so much more. This wonderful investment includes a 1 bedroom 2 bathroom unit on the lower level, and a 4 bedroom 2 full bath unit on the upper level. The first floor unit is currently rented on a month to month basis @ \$1000 monthly the tenant pays their own utilities. Tenant is willing to either stay or go. Potential market rent for unit # 1 is \$1250. The upper unit is vacant, awaiting its new owner or tenant. The upper unit has the potential to earn the market rent of \$2500 easily. Each unit has its own utilities with separate gas and electric meters. With just a little TLC this can be the perfect investment property at "The Shore". Bring your imagination and call today for a private showing.

#### PROPERTY DETAILS

ParkingGarage	Heating	Cooling	Water
None	Gas-Natural	Window Units	Public
Sewer			
Public Sewer			

