

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



**3501 Boardwalk  
Atlantic City, NJ 08401**

**Asking \$153,000.00**



## COMMENTS

Welcome to the wonderful Seashore Condominium 3501 Boardwalk. Cozy and comfortable 1st floor condo with the Boardwalk, and beach at your front door and the Seashore Condominium has their own pool for residence. As an investor this could be a Summer, Winter or yearly rental. A125 has been totally renovated with beautiful marble floors aside from everything else that is new including windows and appliances. The kitchen has a small dining shelf and the bath aside from everything else has a wonderful stall shower. The location of 3501 is in close proximity to casinos, dining, shopping, major highways, transportation and as I had previously mentioned the beach, ocean and Boardwalk at your front door. The condo comes with a 1 car off street parking and there is an outdoor bicycle rack to store your bike. There is a minimal move in capitol improvement fee when you take possession. Sorry no pets permitted but the positives far exceed the no pet policy. Low HOA, low taxes and currently there is no assessment. The shown HOA is based on \$126.00/qt.

## PROPERTY DETAILS

ParkingGarage	Heating	Cooling	HotWater
None	Electric	Wall Units	Electric
Water	Sewer		
Public Water	Public Sewer		



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jfm@bergerrealty.com

