

# Berger Realty

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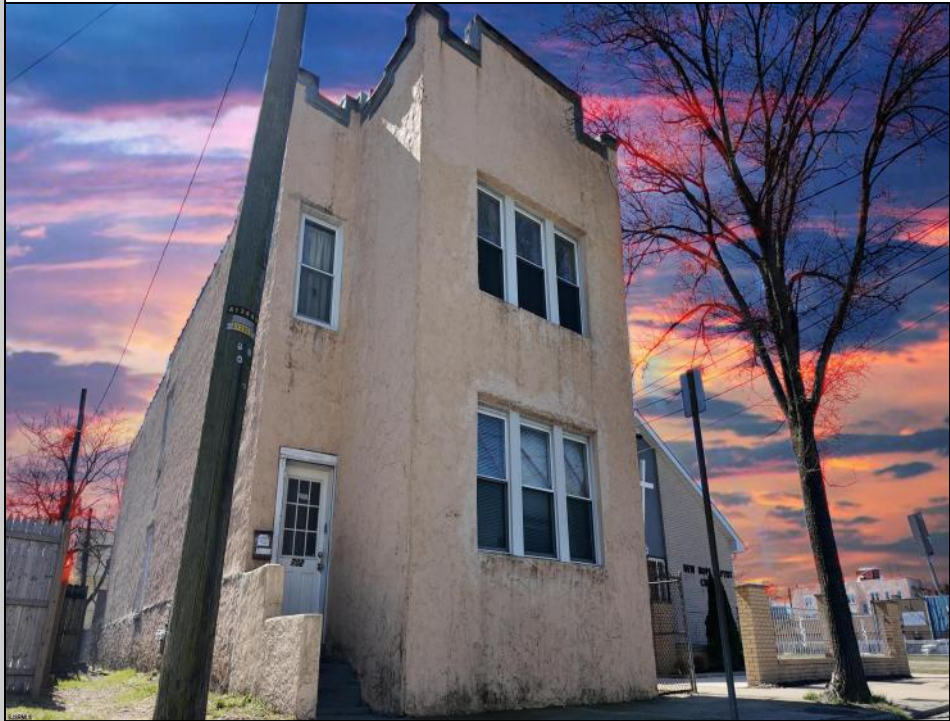


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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702 Lexington Ave  
Atlantic City, NJ 08401

Asking \$230,000.00



## COMMENTS

This is the kind of opportunity that doesn't come around often. Located in the heart of Atlantic City, just minutes from the beach, boardwalk, casinos, and major transportation, this duplex offers unbeatable potential for both investors and house hackers alike. Both units are 2 bed, 1 bath—one is move-in ready, the other just needs light cosmetic updates to unlock even more value. Whether you're looking to live in one unit and rent the other, or rent out both, this property offers instant equity and long-term upside without the heavy renovation costs. In a high-demand area surrounded by growth and development, 702 Lexington Ave is your chance to secure a versatile, income-producing property in a prime coastal location. OPEN HOUSE Sat. 4/12 2-4pm AND Sun. 4/13 12-2pm

## PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Baseboard	Public	Public Sewer
	Gas-Natural		
	Hot Water		
	Radiator		



Ask for Leon Grisbaum  
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