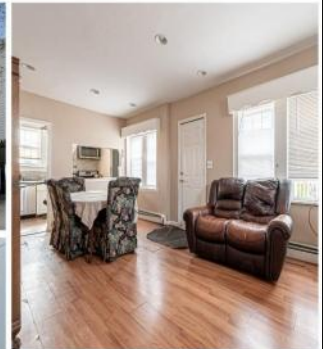




**706 Augustine
 Atlantic City, NJ 08401**

Asking \$240,000.00



COMMENTS

This spacious 4-bedroom, 2-bath property offers strong income potential in a stable, high-demand rental market. Currently rented to a long-term tenant on a month-to-month lease at \$2,100/month, the home is turnkey with only minor cosmetic updates needed due to normal wear and tear. Featuring a generous layout, multiple outdoor spaces, and a prime location, it's ideal for both short- and long-term rental strategies. Whether you're an experienced investor or new to the rental market, this is a rare opportunity to own a high-performing asset in one of the city's most desirable neighborhoods. Contact us today to reserve your spot on the upcoming group tour!

PROPERTY DETAILS

| | | | |
|-------------------------|-----------------------|-------------------------------------|-----------------|
| OutsideFeatures Deck | ParkingGarage None | Heating Baseboard Gas-Natural | HotWater Gas |
| Water Public | Sewer Public Sewer | | |



Ask for John Lazzara
 Berger Realty Inc
 3160 Asbury Avenue, Ocean City
 Call: 609-399-0076
 Email to: jol@bergerrealty.com

