

# Berger Realty

Since 1926



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



811 Indiana, Atlantic City, NJ, 08401

Price \$140,000.00



### PROPERTY DETAILS

Total Rooms	8
Bedrooms	4
Baths Full	1
Baths Half	1
Year Built	
Type	Single Family
Block Number	616
Listing #	581304
Taxes	1390.00

### COMMENTS

**Investor Alert - Super LOW Taxes and Super HIGH Returns - 13% Cap Rate!! Rented out to cash paying tenants on annual lease that started March 1st at \$1900 p/m This is a Single Family 3 bedroom row home with an extra room off the kitchen on the first floor that can be used as a 4th bedroom and laundry room with withwasher and dryer hookups & a Half Bathroom. Section 8 appro...**

### PROPERTY FEATURES

Exterior Brick	OutsideFeatures Curbs Fenced Yard Paved Road Porch Enclosed Sidewalks	ParkingGarage None	OtherRooms Dining Area Laundry/Utility Room
InteriorFeatures Carbon Monoxide Detector Smoke/Fire Alarm	AppliancesIncluded Gas Stove Refrigerator Self Cleaning Oven	Heating Forced Air Gas-Natural	HotWater Gas
Water Public	Sewer Public Sewer		

### CONTACT



Ask for Ken Sedberry Jr.  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-703-2930  
Email to: ks@bergerrealty.com

Scan to see Property page.



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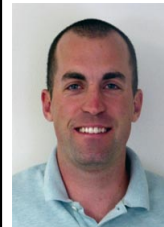
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