

# Berger Realty

Since 1926



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



446 Wisteria Rd, Atlantic City, NJ, 08401

Price \$294,900.00



### PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	1920
Type	
Block Number	791
Listing #	592605
Taxes	3348.00

### COMMENTS

**WELL MAINTAINED, LARGE DUPLEX IN CHELSEA HEIGHTS, FULLY OCCUPIED WITH GREAT TENANTS. PERFECT PASSIVE INCOME PROPERTY OR LIVE IN ONE AND RENT THE OTHER OUT. CLOSE TO TRANSPORTATION, SHOPPING, BEACH & CASINOS. WITH \$3164 MONTHLY INCOME, 20% DOWN @ 8% INTEREST, PLUS TAXES & INSURANCE, BRINGS TOTAL PAYMENT OF \$2179 PER MONTH. THAT YIELDS A POTENTIAL ESTIMATED MONTHLY PROFIT ...**

### PROPERTY FEATURES

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Sidewalks	None	Dining Area	Forced Air
		Laundry/Utility Rm	Gas-Natural
Cooling	HotWater	Water	Sewer
Ceiling Fan(s)	Gas	Public	Public Sewer
Window Units			

### CONTACT

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