



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



Asking \$1,500,000.00















## COMMENTS

If location to the beach is important to you along with an excellent rental history this duplex is the place for you. Each unit has been updated and consists of two bedrooms, living room, kitchen and bath. Each unit has central AC and washer and dryer. Off street parking for 3 cars. Exterior shed for storage. Private porch areas for each unit. By adding a 2nd floor, you could increase the size of each unit and have two townhouses. Buyer to check with borough as to permitted size to be constructed. Property lends itself easily to be converted to a 4 bedroom/2 bath rancher. Approvals could be needed.

OutsideFeatures Porch Grill Storage Building Cable TV Sidewalks Outside Shower

Basement

## ParkingGarage Parking Pad 3 Car Concrete Driveway

Heating

e OtherRooms Living Room Eat In Kitchen eway Other

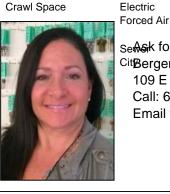
Cooling

Central Air

**PROPERTY DETAILS** 

AlsoIncluded Curtains Blinds Furniture

> HotWater Electric



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