

# Berger Realty

Since 1928



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9903 2nd  
Stone Harbor, NJ 08247

Asking \$3,895,000.00



## COMMENTS

Multi-Family property situated in the heart of Stone Harbor. This is a chance to get two properties for the price of a single with a total of 6 bedrooms and 4 baths! With easy walking into town or to the beautiful Stone Harbor beach, this centrally located duplex is unique for any investor or user. This is the full property with a newly installed swimming pool and an exceptional rental history. Your options are open with rentals or use in this unique setup. Each unit offers 3 bedrooms and 2 baths with a townhouse style layout. The first level features a kitchen, living space, dining area, 1st floor bedroom and full bath. The second floor features 2 more bedrooms and a hall bath with an additional balcony off one bedroom in each unit for lounging. Each unit has parking for two vehicles and access to a shared outside shower and additional rinsing station, and the newly installed heated pool. Take advantage of the opportunity to own a complete multi-family property. Condo docs are in place and reflect independent units.

## PROPERTY DETAILS

|                 |               |                      |              |
|-----------------|---------------|----------------------|--------------|
| OutsideFeatures | ParkingGarage | OtherRooms           | AlsoIncluded |
| Patio           | Parking Pad   | Living Room          | Curtains     |
| Fenced Yard     | 2 Car         | Kitchen              | Blinds       |
| Outside Shower  |               | Dining Area          | Rugs         |
| Pool            |               | Laundry/Utility Room | Furniture    |
| Basement        | Heating       | Cooling              | HotWater     |
|                 | Electric      | Central Air          | Electric     |



Ask for Ken Sedberry  
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