

# Berger Realty

Since 1928



**Berger Realty, Inc**  
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**9903 2nd  
Stone Harbor, NJ 08247**

**Asking \$3,595,000.00**



## COMMENTS

Least expensive 6 bedroom and 4 bath property in Stone Harbor! Multi-Family property situated in the heart of Stone Harbor! This is a chance to get two properties for less than 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 LARGE 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



Heating  
Electric for Phillip Berger  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Sewer  
City  
Call: 609-391-1330  
Email to: [pjb@bergerrealty.com](mailto:pjb@bergerrealty.com)

Cooling  
Ductless Air

HotWater  
Electric

