

# Berger Realty

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Berger Realty, Inc.  
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1029 Route 47  
Rio Grande, NJ 08204

Asking \$499,000.00



## COMMENTS

The duplex property is centrally located. 10 minutes to Wildwood and 10 minutes to Cape May. The roof was replaced 4 years ago. The 1st floor features two bedrooms and one full bathroom, living room, dining room and Kitchen. 1st floor unit has central air and natural gas heat. 2nd floor unit is two bedrooms and one full bathroom. Plenty of parking. Both units are tenant occupied and require 24 hours notice for all showings.

## PROPERTY DETAILS

|                    |                |             |             |
|--------------------|----------------|-------------|-------------|
| ParkingGarage      | OtherRooms     | Heating     | Cooling     |
| Black Top Driveway | Living Room    | Gas Natural | Central Air |
|                    | Eat In Kitchen | Electric    | Other       |
|                    | Pantry         | Baseboard   |             |
| HotWater           | Water          | Sewer       |             |
| Gas                | City           | City        |             |



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