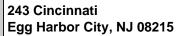




Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 REALTOR

□ oc17@BergerRealty.com





Asking \$269,000.00











## **COMMENTS**

OPEN HOUSE SUNDAY 4-14 from 2-3!!! Great Opportunity to build your investment portfolio in the heart of Egg Harbor City! Start collecting rent right away! Fully Occupied Duplex featuring 2 bedrooms and 1 bath on the first floor with original hardwoods and new vinyl flooring. The newly installed shower tile in the first floor bathroom adds a modern look with a touch of elegance. Newly installed exterior steps will take you to the second floor also featuring 2 bedrooms and 1 bath. As you enter the second floor unit take notice to the fresh paint in the kitchen and the spacious living room with brand new vinly flooring. The basement is home to the furnace that was installed in 2019 with gas ran to the property making it energy efficient. Separate meters adds convenience along with a fenced in large backyard! Situated close to transportation, restaurants, and shopping. Make your offer today!

PROPERTY DETAILS

OutsideFeatures ParkingGarage Basement

Curbs None Full

Porch Unfinished

Cooling Water Sewer
Window Units Public Public Sewer



Sidewalks

Ask for Matthew Galownia
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: gmj@bergerrealty.com



Heating Forced Air

Radiator