

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



1221 Wabash Ave  
Linwood, NJ 08221

Asking \$575,000.00



## COMMENTS

Welcome to this charming duplex offering the perfect blend of comfort and convenience! Nestled in a serene neighborhood, this rare property located directly on the bike path presents two distinct units, ideal for rental income. The first unit boasts a spacious layout with three inviting bedrooms, one on the first floor with a bathroom and 2 bedrooms upstairs with a bathroom, providing ample space for relaxation and privacy. The well-appointed kitchen opens to a cozy living area, creating a seamless flow for everyday living and entertaining. In the second unit, you'll find two comfortable bedrooms and one and a half bathrooms. The thoughtfully designed floor plan maximizes space and functionality, offering a comfortable living environment. Also has a finished attic space spanning entire length of house. Water and gas are one 1 meter, the electric is separated. One unit is all electric. Two bedroom unit is on month to month lease, the other is up 3/31/25. Both tenants would prefer to stay. Call today for more info. Photos coming next week.

## PROPERTY DETAILS

|               |                    |              |              |
|---------------|--------------------|--------------|--------------|
| ParkingGarage | OtherRooms         | Heating      | Cooling      |
| None          | Laundry/Utility Rm | Electric     | Window Units |
|               |                    | Gas-Natural  |              |
| HotWater      | Water              | Sewer        |              |
| Electric      | Public             | Public Sewer |              |



Ask for Barbara Fasy  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: bf@bergerrealty.com

