

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: cyn@bergerrealty.com

