



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076



Asking \$575,000.00



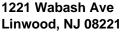














## **COMMENTS**

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 Laundry/Utility Rm Electric None

Gas-Natural

HotWater Water Sewer **Public Sewer** Public

Email to: dwe@bergerrealty.com

Ask for Donald Edwards Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076



Cooling

Window Units