



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



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

