



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

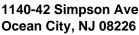


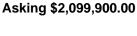














## **COMMENTS**

Newly renovated multi family consisting of a Northside and southside duplex connected by a breezeway. There are a total of 3 residential units and 1 commercial unit with 2 separate garages. The northside duplex consists of a 2 bedroom 1 bath on the 2nd floor with all new heat pump and central air, kitchen w/marble counters, stainless steel appliances, vinyl flooring throughout and bathroom w/walk in tiled shower, double sinks. Blinds and TVs are included. 1st Floor consists of a 1 Bedroom 1 Bathroom with epoxy floors, stainless steel appliances, and Mini split with heat and air. Ground floor also includes One car garage and off street parking for 3+ cars. The southside duplex consists of a 3 bedroom 2 bath on the 2nd floor with all new gas heat and central air, kitchen w/marble counters, stainless steel appliances, vinyl flooring throughout and 2 bathrooms w/tiled showers & vanities. Blinds and TVs are included. 1st Floor consists of an office with stone accent wall, epoxy floors, kitchenette, full bathroom and access to the 1 1/2 car garage... Perfect for a contractor but the opportunities are limitless. The Building has new roof, windows, and vinyl siding and includes TVs and blinds.

## **PROPERTY DETAILS**

OutsideFeatures Curbs Deck Sidewalks

ParkingGarage Attached Garage One and Half Car One Car

OtherRooms Dining Area Eat In Kitchen Kitchen

Laundry/Utility Rm Living Room

Ask for Ludwik Samselski CoBleger Realty IncWater Ceijing Fans) Avenue, Ocean City Central Call: 609-391-1330

Email to: Is@bergerrealty.com

**Basement** 

Slab

