



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$320,000.00

info@bergerrealty.com

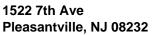














## **COMMENTS**

Looking for an investment property with tenants in place ready to go? Large Unique Duplex on corner lot is looking for its next owner. The first unit has 4 bedrooms and 2 full bathrooms, currently rented at \$1,860/mon and second unit is a 3 bedroom 1 full bathroom (potential for another bathroom) currently rented at \$1,640/mon. Total monthly income of \$3,500! This income leverages the stability and reliability of government-assisted rental income currently in place. There is plenty of extra storage and room for expansion of units or possible 3rd unit added, with proper permitting and township approval. Both units have current lease in place until 4/2025. This corner lot holds potential of subdividable land with approval of township as well. The property is being sold strictly as-is and buyer responsible for all inspections required of township or any other entity.

## **PROPERTY DETAILS**

ParkingGarage Heating Water Sewer

None Forced Air Public Public Sewer

Gas-Natural



Ask for Brent Kolmer
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: bak@bergerrealty.com

