



318-320 London  
Egg Harbor City, NJ 08215

Asking \$235,000.00



### COMMENTS

Investor Alert!!! Duplex in EHC!!! Fully occupied duplex with tenants on month to month lease. The first floor unit includes 2 bedrooms and 1 bathroom, washer/dryer, large eat in kitchen and living room. (Rent \$985) The second floor unit has 1 bedroom plus a bonus walk up attic "flex" space with plenty of storage. The second floor also features a full bathroom, washer/dryer, eat in kitchen and living room. (Rent \$815) The exterior features a large covered porch and a large detached garage that could be used for extra income. Both tenants pay all of their own utilities including water & sewer! Selling as-is. \*Tenants must approve showings Best days Sunday/Monday\*

### PROPERTY DETAILS

|                 |                  |                    |                 |
|-----------------|------------------|--------------------|-----------------|
| OutsideFeatures | ParkingGarage    | OtherRooms         | Basement        |
| Porch           | Detached Garage  | Breakfast Nook     | Inside Entrance |
|                 | One and Half Car | Dining Area        | Partial         |
|                 |                  | Eat In Kitchen     |                 |
|                 |                  | Kitchen            |                 |
|                 |                  | Laundry/Utility Rm |                 |
|                 |                  | Living Room        |                 |
|                 |                  | Storage Attic      |                 |
| Heating         | HotWater         | Water              | Sewer           |
|                 | Electric         | Public             | Public Sewer    |



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