

# Berger Realty

Since 1928



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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



Ask for Frank Shoemaker  
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