

Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



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 John Sweeney
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: jjs@bergerrealty.com

