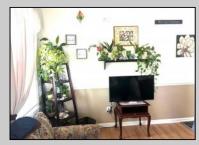




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com













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*

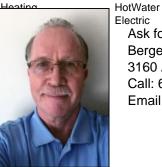
OutsideFeatures Porch

PROPERTY DETAILS ParkingGarage **Detached Garage** One and Half Car

Breakfast Nook **Dining Area** Eat In Kitchen Kitchen Laundry/Utility Rm Living Room Storage Attic

OtherRooms

Basement Inside Entrance Partial



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

Water

Sewer Public Sewer

