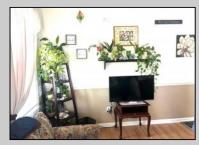




Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com













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 OtherRooms **Detached Garage**

One and Half Car

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

Basement Inside Entrance Partial





HotWater Flectric Ask for Ludwik Samselski Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: Is@bergerrealty.com

Public Sewer

Sewer