



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



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