



216-218 London  
 Egg Harbor City, NJ 08215

Asking \$248,000.00



### COMMENTS

INVESTOR ALERT!! This duplex has a - 2 bedroom 1 bath unit and a 1 bedroom 1 bath unit and the first floor unit is vacant! Great opportunity for owner occupied or to capitalize on maximum rent! The second floor tenant is on a month to month lease. Pictures are of first floor unit. Large rear yard with a large detached garage for storage. First floor is go and show. Second floor needs to be confirmed by current tenant for showings. Multifamily homes are in high demand so do not delay on this one! This is an AS-IS sale buyer responsible for c.o.

### PROPERTY DETAILS

|                 |                 |             |          |
|-----------------|-----------------|-------------|----------|
| OutsideFeatures | ParkingGarage   | Heating     | HotWater |
| Deck            | Detached Garage | Baseboard   | Electric |
| Porch           | One Car         | Gas-Natural |          |
|                 |                 | Hot Water   |          |
| Water           | Sewer           |             |          |
| Public          | Public Sewer    |             |          |



Ask for Matthew Bader  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: mhb@bergerrealty.com  
<http://www.BADERCOLLINS.com>

