

# Berger Realty

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317 Franklin St  
Woodbine Borough, NJ 08270

Asking \$254,900.00



#### COMMENTS

317 Franklin St. is a duplex located in quiet Woodbine, NJ with tons of potential. Each unit consists of 2 beds and 1 full bath, kitchen, and living areas. First floor unit's laundry is located in the basement, second floor has in unit laundry. There is also a cozy back sunroom area where both entrances are located. This property is also situated on the corner of an oversized double lot. Downstairs is occupied by a very cooperative longterm tenant on a month to month lease. Upstairs is vacant. Great opportunity to add to a rental portfolio and force appreciation. Only about 15 minutes to the beach!! \*As is sale. Buyer responsible for CO\*

#### PROPERTY DETAILS

ParkingGarage	Basement	Heating	Cooling
None	Full	Forced Air	Central
	Unfinished	Gas-Natural	Electric
		Oil	Window Units
HotWater	Water	Sewer	
Gas	Public	Septic	

