



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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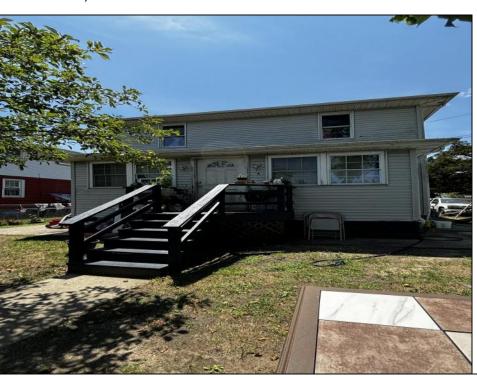
Asking \$269,775.00











COMMENTS

Income-Producing Multifamily Duplex in Prime Location Investors, take note! This multifamily duplex, offered in as-is condition, presents an incredible opportunity. With potential to increase rent to fair market value, this property is perfect for maximizing your investment. Income Potential: Generate steady income from both units, with the potential to adjust rent to current market rates. Great Location: Conveniently situated close to schools, major roads, and public transportation, Less than 15-minute drive to the beach, casinos, and shopping outlets. The spacious lot provides additional possibilities for expansion or outdoor use. This property is an excellent opportunity for a savvy investor or someone looking to combine living and investment. Don't miss out on this chance to own a valuable piece of real estate in a sought-after area. Recent repairs have been done, Outside Receptacles updated to GFCI 1st floor bathtub painted and new surround installed Kitchen ceiling painted The living room ceiling is also painted Basement bathroom fixed and made usable 3 Broken windows have been replaced The front door has been reinforced underneath Fence rails on the street side of the property have been fixed.

PROPERTY DETAILS

OutsideFeatures ParkingGarage Basement Heating
Deck None 6 Ft. or More Head Gas-Natural
Fenced Yard Room

Room Finished Full

Ask for F. Evans (Osignations)

Berger Realty Inc Outside Entrance

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