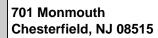




Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300







Asking \$359,000.00



## **COMMENTS**

Unique Investment Opportunity in Crosswicks!\*\* This partially renovated duplex features a 3BR/1BA unit (rented month-to-month at \\\$1,412) and a vacant 2BR/1BA unit—both with separate gas & electric meters. Potential rent up to \\\$2,500 for the 3BR unit. Spacious 2,400 sq ft home on a large lot with ample yard space and dedicated parking. Private well, septic system, and roof in good condition (no known leaks; install date unknown). Conveniently located near Northern Burlington County Regional HS, New Egypt Marketplace, parks, and public transit. Ideal for investors or multi-generational living! Proof of funds is required for showing the occupied unit.

PROPERTY DETAILS

OutsideFeatures ParkingGarage Heating HotWater

Curbs None Oil Oil

Water Sewer Well Septic

Sidewalks



Ask for Sheilah Baran Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

Email to: sdb@bergerrealty.com

