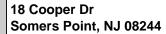




Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 REALTOR

oc17@BergerRealty.com





Asking \$400,000.00









COMMENTS

This spacious side-by-side duplex at 18 Cooper Drive presents an excellent investment opportunity or a chance for an owner-occupant to offset their mortgage by renting one side. The property features two units, each offering 2 bedrooms and 1 bathroom, perfect for both investors and buyers seeking rental income potential. Unit 1 will need work and could rent for approx. \$2,000 when renovated. Unit 2 Recently remodeled with a new kitchen, updated countertops, freshly painted interior, and new flooring. Market rent for this unit is approximately \$2,000/month. Additional Features: New Roof installed in Summer 2023. Annual Operating Costs: Sewer: \$770 per year (paid by the owner). Insurance & Taxes: Paid by the owner. Separate Utilities: Each unit has its own electric, gas, and water meters. Investment Potential: Total Possible Annual Income: \$48,000. Licensed Agent is related to Seller. This property is part of an Estate and is being sold in \"as is\" condition. No Repairs will be made by seller.

			PROPERTY DETAILS
	_	 _	

Outsidereatures	FaikingGarage	OtherRooms	Dasemeni
Deck	None	Dining Room	Crawl Space
Fenced Yard		Kitchen	
		Living Room	

Heating Cooling HotWater Water
Forced Air Wall Units Gas Public



Ask for Kevin Laskowski
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