



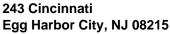
Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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Asking \$249,000.00









## **COMMENTS**

Great Opportunity to build your investment portfolio in the heart of Egg Harbor City! Start collecting rent right away! Fully Occupied Duplex featuring 2 bedrooms and 1 bath on the first floor with original hardwoods and new vinyl flooring. The newly installed shower tile in the first floor bathroom adds a modern look with a touch of elegance. Newly installed exterior steps will take you to the second floor also featuring 2 bedrooms and 1 bath. As you enter the second floor unit take notice to the spacious living room with newly installed vinyl flooring. The basement is home to the furnace that was installed in 2019 with gas ran to the property making it energy efficient. Separate electric meters adds convenience along with a fenced in large backyard! Situated close to transportation, restaurants, and shopping. Make your offer today!

## **PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	Basement	Heating
Curbs	None	Full	Forced Air
Porch		Unfinished	Radiator
Sidewalks			

Cooling Water Sewer Window Units Public **Public Sewer** 



Ask for Cassidy Fletcher Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: crf@bergerrealty.com

