



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



Asking \$865,000.00

info@bergerrealty.com

info@bergerrealty

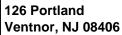














## **COMMENTS**

Lovely duplex minutes walk from the beach ready for its new owner, also conveniently located with close proximity to shops and restaurants. Property has been renovated extensively and surrounded by new construction homes. Both units currently occupied by long term tenants. Footprint features two bedrooms with eat in kitchen and rear deck. Second/Third level is currently vacant and features two bedroom with a finished attic for additional living space. Full walkable basement on ground level currently being used for extra storage and laundry facilities. Buyer can enjoy little to no flood insurance due to the property previously being raised. Great investment property with still a future of different possibilities! Lots of off street parking. Option to purchase mixed use building next door 128 N Portland Ave. (MLS#595961) as a package. Financials available upon request. Buyer is responsible for all inspections, CO, and due diligence.

## PROPERTY DETAILS

ParkingGarage Heating Water Sewer
None Gas-Natural Public Public Sewer



Ask for David P. Hadtke, Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211

