



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

info@bergerrealty.com

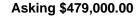








27 Pierson Ave Somers Point, NJ 08244





COMMENTS

Investor's Dream or Live-In Opportunity - Duplex at 27 E Pierson Ave! Welcome to this wellmaintained duplex located in a desirable neighborhood, offering both solid rental income and future potential. This property features two spacious units: Unit 1: 1 Bedroom, 1 Bathroom. Unit 2: 3 Bedrooms, 1 Bathroom Currently generating \$4,000 /month in rental income, this property is a great opportunity for investors looking for strong cash flow, or for an owner-occupant seeking to live in one unit while renting the other. Additional highlights include: Ample off-street parking for tenants and guests Well-kept interiors with reliable tenants in place Excellent upside potential with a simple reconfiguration of the 2-bedroom unit Don't miss out on this versatile investment in a prime location! Brand new roof!! 7.25% CAP Rate

PROPERTY DETAILS

ParkingGarage **Basement** Heating Cooling **Crawl Space** Window Units None Baseboard

Water Sewer Public Sewer **Public**

> Ask for John McElhiney Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330

Email to: jjm@bergerrealty.com

