

Berger Realty

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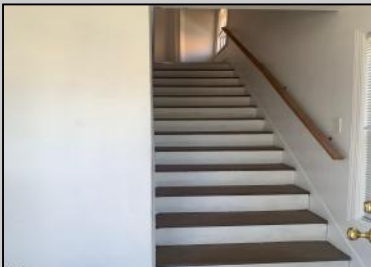


Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
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212 Suffolk
Ventnor Heights, NJ 08406

Asking \$600,000.00



COMMENTS

Excellent opportunity for INVESTORS, or Owner Occupant to have tenant assist w/payment for your housing expense. Priced to Sell - Both units fully renovated - Strictly "As Is Sale." This Duplex has 2 Floors - First Floor Unit 1 - 2 Bedroom 1 Full Bath, washer/dryer/dishwasher. Apt 1 is tenant occupied and will be vacant soon. Second Floor Unit 2 - 2 Bedroom 1 Bath. Apt 2 is currently rented for \$2,000.00 with a yearly lease in place. Close to Beach, Boardwalk, and AC Casinos. This investment may yield more income over long-term. Both apartments have open-concept floor plans, 2 outside sheds, nice size fenced backyard area available to both tenants. Utilities paid separately by tenants, updated South Jersey Gas Efficiency Heating System has been placed in both apartments - Upon closing, this heating system will become the new buyer's heating system and outstanding debt. More details upon request.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Basement	Heating
Fenced Yard	None	Crawl Space	Electric
Shed			See Remarks
Cooling	Water	Sewer	
Ceiling Fan(s)	Public	Public Sewer	
Window Units			

