

# Berger Realty

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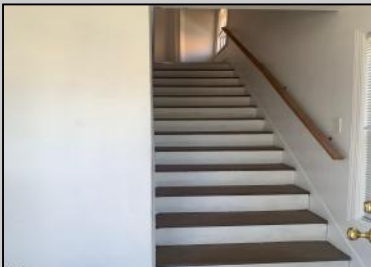


Berger Realty, Inc.  
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Ocean City, NJ 08226  
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212 Suffolk  
Ventnor Heights, NJ 08406

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			



Ask for James Gray Haenn  
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