



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





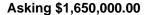














## **COMMENTS**

Fully Renovated Multi-Family Property with Excellent Income Potential Exceptional investment opportunity! This completely renovated multi-family building features three residential units, one commercial unit, and two separate one-car garages. The property consists of two duplexes connected by a breezeway, offering versatile use and strong rental income. The northside duplex includes a 1-bedroom, 1-bath unit with an attached garage on the first floor, and a 2-bedroom, 1-bath unit on the second floor. The southside duplex features a ground-level commercial space with a private office, full bath, kitchenette, and an attached 1-car garage that is ideal for a small business or professional office plus a 3 bedroom 2 Bathroom on the 2nd Floor. Every unit has been tastefully renovated with brand-new kitchens, bathrooms, flooring, and appliances, and is being sold fully furnished and equipped. Major upgrades include all new heating, central air, plumbing, electric, roof, and siding which will provide peace of mind and reduced maintenance costs. Whether you\re an investor looking for strong cash flow or a buyer seeking a live/rent opportunity, this turn-key property checks all the boxes.

## **PROPERTY DETAILS**

OutsideFeatures Curbs Deck Porch

ParkingGarage Attached Garage Auto Door Opener OtherRooms Dining Area Eat In Kitchen

**Basement** Slab

Laundry/Utility Rm



Ask for Marianne Johnsen CoBleger Realty IncWater Ceiling Fan Shorry Avenue, Ocean City Ceiling Call: 609-399-0076

Email to: maj@bergerrealty.com

