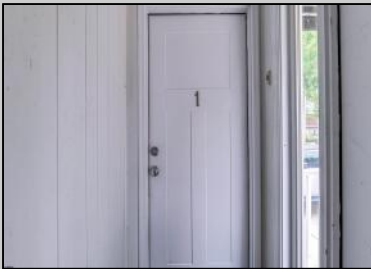


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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500 New Jersey  
Somers Point, NJ 08244

Asking \$849,000.00



## COMMENTS

Fabulous investment property, 100% occupied Quadruplex- Great neighborhood in Somers Point, 0.5 miles from Bay Avenue, centrally located to all the fun, shopping and dining Somers Point has to offer. Close to public transportation, the Parkway, the Somers Point- Ocean City bridge and the Longport- Somers Point bridge. This well-maintained property consists of two 2-bedroom 1 bath side by side Townhomes. Two stories, the first floor offers a good size living room with a large storage/coat closet. Eat in kitchen with electric cooking and washer/dryer. Second floor consists of 2 spacious bedrooms and a full bathroom. Both are tenant occupied and well maintained each units get 2 assigned parking spaces. Unit #3 is a ground floor unit along the side of the townhouse leading to the back of the property, that unit consists of 2 bedrooms with a flex room/3rd bedroom with a closet and pocket doors, the current tenants use 1 of the 2 spacious bedrooms for an office and the flex room as the living/family room and the living room as a dressing room/gym. (See photos) Eat in kitchen, stackable washer and dryer and spacious bathroom, this unit has 2 assigned parking spaces. Unit #4 is a ground floor, 1 bedroom 1 bath unit with washer and dryer the bathroom is a Jack and Jill bathroom that turns the bedroom into a primary. This unit comes with a decent size storage area and 1 assigned parking spot. All units have stainless appliance package in kitchen and central split systems for heat and central air.

## PROPERTY DETAILS

| Outside Features | Parking/Garage | Other Rooms                   | Basement |
|------------------|----------------|-------------------------------|----------|
|                  | None           | Dining Area                   | Slab     |
|                  |                | Eat in Kitchen                |          |
|                  |                | Living Room                   |          |
|                  |                | Hot Water                     |          |
|                  |                | Electric                      |          |
|                  |                | Call to: jgh@bergerrealty.com |          |



Ask for James Gray, Real Estate Agent  
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Call: 609-399-0076  
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