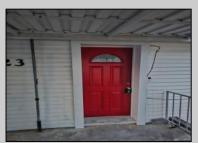




Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



□ oc17@BergerRealty.com



23 Boston (RR) Atlantic City, NJ 08401

Asking \$289,900.00











COMMENTS

Great Opportunity in the Heart of Lower Chelsea! This two-story duplex offers two spacious 2-bedroom units, both vacant and ready for immediate occupancy—perfect for an owner-occupant or an investor. The property is in turn-key condition with separate utilities for each unit, ensuring convenience and efficiency. A large side lot is included, providing extra outdoor space or future potential. Whether you choose to live in one unit and let the other help offset your mortgage, or rent out both units to build equity while your tenants pay, this property offers exceptional versatility and income potential in a desirable location. CoC ROI 14.29% (Based on 7% int, 5% VR, monthly Income \$3,300 & Expenses \$2434). Potential cash flow min. \$860

PROPERTY DETAILS

OutsideFeatures ParkingGarage Basement
Deck None Slab

Fenced Yard
Porch
Sidewalks

Basement Heating Slab Gas-Natural

Cooling Water Sewer
Window Units Public Public Sewer



Ask for Linda Watts
Berger Realty Inc
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: ljw@bergerrealty.com

