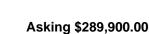
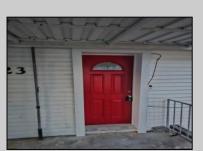




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com





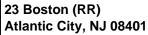














COMMENTS

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

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OutsideFeatures ParkingGarage Basement
Deck None Slab
Fenced Yard
Porch

Cooling Water Sewer
Window Units Public Public Sewer



Sidewalks

Ask for Leon Grisbaum Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to:



Heating

Gas-Natural