



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$235,000.00

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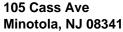














## **COMMENTS**

New to the Market! Bring your vision to this lovingly lived-in side-by-side DUPLEX located on a quiet street. Live in one unit and rent the other for extra income — or keep the whole home for your family while still enjoying privacy! One side offers 3 bedrooms and 2 bathrooms (with the second bath accessible for shared or separate use), while the other side features 3 bedrooms and 1 bathroom. The left unit includes a spacious living room, dining area, and nicely sized kitchen. The opposite unit also features an Eat-in Kitchen & Living Room area. There is a shared laundry room with full bath, driveways for both units, and a large backyard perfect for entertaining or expansion. Units are connected to separate electric meters. The unfinished basement is accessible from both sides and features Bilco Doors for an outside entrance. With a little TLC, this property has amazing potential as an investment opportunity or multi-generational home. Home is being sold Strictly AS IS. Buyer responsible for any and all certs as required by municipality including but not limited to Certificate of Occupancy. Easy to show — schedule your appointment today!

## PROPERTY DETAILS

OutsideFeatures Porch ParkingGarage None OtherRooms Den/TV Room Laundry/Utility Rm Storage Attic Workshop

Full Masonry Floor/Wall Outside Entrance Unfinished

**Basement** 



CoAlsis for Sheilah Baramater
Wire Profesialty Inc Electric
1330 Bay Avenue, Ocean City
Call: 609-391-1330

Email to: sdb@bergerrealty.com

Water

**Public** 

