

# Berger Realty

Since 1928



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718-20 Bay  
Ocean City, NJ 08226

Asking \$1,125,000.00



## COMMENTS

North End Corner Duplex! A great opportunity to own the whole building, rent or use! Fantastic investment opportunity featuring TWO rental units just steps from the bay and downtown shopping. The first-floor unit offers 3 bedrooms, 1 bath, an updated kitchen, hardwood floors, garage and fenced backyard. The second-floor unit includes 2 bedrooms, 1 bath, and a spacious deck ideal for relaxing or entertaining. With great rental history and an unbeatable location, this property is perfect for investors or those seeking a summer getaway with income potential. Both units are occupied - showings by appointment only.

## PROPERTY DETAILS

|                 |               |                |              |
|-----------------|---------------|----------------|--------------|
| OutsideFeatures | ParkingGarage | OtherRooms     | Heating      |
| Curbs           | None          | Dining Area    | Baseboard    |
| Fenced Yard     |               | Eat In Kitchen | Gas-Natural  |
| Outside Shower  |               | Kitchen        |              |
| Porch           |               | Living Room    |              |
| Sidewalks       |               |                |              |
| Cooling         | HotWater      | Water          | Sewer        |
| Ceiling Fan(s)  | Gas           | Public         | Public Sewer |
| Window Units    |               |                |              |



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