



9903 2nd  
Stone Harbor, NJ 08247

Asking \$3,895,000.00



### COMMENTS

Take a look at this Multi-Family property situated in the heart of Stone Harbor. With easy walking into town or to the beautiful Stone Harbor beach, this centrally located duplex is unique for any investor or user. This is the full property with a brand new (2023) swimming pool and an exceptional rental history (Grossing over \$135,000 in 2023). Your options are open with rentals or use in this unique setup. Each unit offers 3 bedrooms and 2 baths with a townhouse style layout. The first level features a kitchen, living space, dining area, 1st floor bedroom and full bath. The second floor features 2 more bedrooms and a hall bath with an additional balcony off one bedroom in each unit for lounging. Each unit has parking for two vehicles and access to a shared outside shower, and the newly installed heated pool. Truly a unique option to own in Stone Harbor with income potential. Income estimates and 2024 secured rentals can be provided for interested buyers.

### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	AlsoIncluded
Patio	Parking Pad	Living Room	Curtains
Fenced Yard	2 Car	Kitchen	Blinds
Outside Shower		Dining Area	Rugs
Pool		Laundry/Utility Room	Furniture
Basement	Heating	Cooling	HotWater
	Electric	Central Air	Electric



Ask for Kevin Halliday  
Selling for Berger Realty Inc  
City 09 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: keh@bergerrealty.com

