

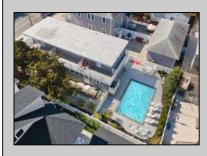


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com













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.

OutsideFeatures Patio Fenced Yard Outside Shower

Pool

PROPERTY DETAILSParkingGarageOtherRoomParking PadLiving Roor2 CarKitchen

OtherRooms Living Room Kitchen Dining Area Laundry/Utility Room

Cooling Central Air Curtains Blinds Rugs Room Furniture

> HotWater Electric

AlsoIncluded



Ask for Patrick McKenna Seßerger Realty Inc ^{City}109 E 55th St., Ocean City Call: 609-399-4211 Email to: mck@bergerrealty.com

