



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. 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 additional rinsing station, and the newly installed heated pool. Take advantage of the opportunity to own a complete multi-family property. Condo docs are in place and reflect independent units.

**PROPERTY DETAILS**

Outside Features	Parking/Garage	Other Rooms	Also Included
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	Hot Water
Crawl Space	Electric	Central Air	Electric



Ask for Mary Kuchka  
 Seller  
 City: Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: mk@bergerrealty.com

