

# Berger Realty

Since 1920



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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383 Route 9  
Erma, NJ 08204

Asking \$379,900.00



## COMMENTS

Investor Alert! Motivated Seller. Duplex. 1st floor includes 3 spacious bedrooms and 1 bath. 2nd floor includes 2 bedrooms, 1 bath and a large attic space for storage. Parking for up to 6 cars. 2 Sheds located at back of property. Both units tenant occupied. This property is part of an estate and is being conveyed in AS IS condition. Buyers responsible for due diligence inspections and any repairs. Shown by appointment only.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Deck	Parking Pad	Living Room	Electric
Storage Building	3 Car	Kitchen	Baseboard
	Detached	Laundry/Utility Room	Hot Water
	Concrete Driveway	Storage Space	
Cooling	HotWater	Water	Sewer
Electric	Electric	Private	City



Ask for Gary Bingham  
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