

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



1320 9  
Swainton, NJ 08210

Asking \$430,000.00



#### COMMENTS

Investment opportunity! Come check out this top and bottom duplex with a huge two story out building, on 1.64 acres. Both Units are currently occupied by tenants. The bottom floor is a 2 bed 1 bath and the top floor is a smaller 1 bed 1 bath. Both units have the boilers and hot water heaters replaced in the past 2 years. one in 2023 and the other in 2024. The property is zoned RB (residential Business), so there could be more opportunities to maximize your investment on this property. This property is being sold strictly "AS-IS."

#### PROPERTY DETAILS

OutsideFeatures	Heating	Cooling	HotWater
Porch	Gas Natural	Other	Gas
Storage Building	Baseboard		
Water	Sewer		
City	Private		



Ask for Bob Wilkins  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bw@bergerrealty.com

