



18 Cooper
Somers Point, NJ 08244

Asking \$415,000.00



COMMENTS

This spacious side-by-side duplex at 18 Cooper Drive presents an excellent investment opportunity or a chance for an owner-occupant to offset their mortgage by renting one side. The property features two units, each offering 2 bedrooms and 1 bathroom, perfect for both investors and buyers seeking rental income potential. Unit 1 will need work and could rent for approx. \$2,000 when renovated. Unit 2 Recently remodeled with a new kitchen, updated countertops, freshly painted interior, and new flooring. Market rent for this unit is approximately \$2,000/month. Additional Features: New Roof installed in Summer 2023. Annual Operating Costs: Sewer: \$770 per year (paid by the owner). Insurance & Taxes: Paid by the owner. Separate Utilities: Each unit has its own electric, gas, and water meters. Investment Potential: Total Possible Annual Income: \$48,000. Licensed Agent is related to Seller. This property is part of an Estate and is being sold in "as is" condition. No Repairs will be made by seller.

PROPERTY DETAILS

| | | | |
|-----------------|---------------|-------------|-------------|
| OutsideFeatures | ParkingGarage | OtherRooms | Basement |
| Deck | Parking Pad | Living Room | Crawl Space |
| Fenced Yard | 3 Car | Dining Room | |
| | | Kitchen | |

| | | | |
|-------------|-----------------------|----------|-------|
| Heating | Cooling | HotWater | Water |
| Gas Natural | Ceiling Fan | Gas | City |
| | Wall Air Conditioning | | |



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