



**18 Cooper
 Somers Point, NJ 08244**

Asking \$430,000.00



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 well-maintained units, each offering 2 bedrooms and 1 bathroom, perfect for both investors and buyers seeking rental income potential. Unit 1 (Rented until April 1st): Tenant has been in place for 10+ years but moving out March 31st. Unit will need work and could rent for approx. \$2,000 when fixed up. Unit 2 (Vacant): Recently remodeled with a new kitchen, updated countertops, freshly painted interior, and new flooring. Market rent for this unit is approximately \$2,000/month. Tenants pay electric, gas, and water utilities. 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 NJ Real Estate 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	
	Cooling	HotWater	Water
	Call for Patricia Moss	Water	City
	Water Conditioning		
	Berger Realty Inc		
	3160 Asbury Avenue, Ocean City		
	Call: 609-399-0076		
	Email to: tcm@bergerrealty.com		

