



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$380,000.00

info@bergerrealty.com



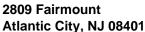








Porch





COMMENTS

Introducing a one-of-a-kind duplex with breathtaking views of the Bay of Atlantic City! Enjoy a great income stream from this fully occupied property, strategically nestled in a central location close to highways, beaches, and the vibrant activities on the island. This property boasts two distinct units – a cozy two-bedroom apartment and a spacious three-bedroom apartment. The second-floor unit elevates living to a new level with a charming porch, the perfect spot to unwind and soak in the panoramic bay views. Both units are occupied by tenants contributing \$1100.00 and \$1475.00 respectively. A lucrative investment opportunity awaits with reliable rental income of \$33,000 a year! Situated street to street, convenience is key with street parking available both in front and behind the property. The location is unmatched - located in close proximity to the vibrant activities that Atlantic City has to offer and also close to Ventnor & Margate.

Kitchen

PROPERTY DETAILS			
OutsideFeatures	ParkingGarage	OtherRooms	Heating
Bay View	None	Eat In Kitchen	Gas-Natural
Deck		Great Room	

Cooling HotWater Water Sewer
Wall Units Electric Public Public Sewer

Ask for Ludwik Samselski
Berger Realty Inc
1330 Bay Avenue, Ocean City

Gas

Call: 609-391-1330 Email to: Is@bergerrealty.com

