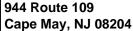




Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 REALTOR

□ oc17@BergerRealty.com





Asking \$739,000.00











COMMENTS

Welcome to 944 Route 109 offering a unique opportunity to own a newly constructed duplex, completed in 2021, located at the base of the CapeMay bridge, heading into one of New Jersey\'s most iconic beach destinations. This property offers 2 turn-key units, each offering 2 bedrooms and 1 full bathroom, a living room, dining area, storage and laundry closet, a fully equipped kitchen with stainless steel appliances and a rear deck for each unit with a shared, attached, garage for storage. Each unit is being conveyed fully furnished and ready for immediate occupancy.

PROF	FRTY	DFTA	JI S

OutsideFeatures	ParkingGarage	Basement	Heating
Deck	Attached Garage	Crawl Space	Forced Air
			Gas-Natural

Cooling Water Sewer
Central Public Public Sewer



Ask for Troy Eggie
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