



317 Franklin St  
 Woodbine Borough, NJ 08270

Asking \$254,900.00



### COMMENTS

317 Franklin St. is a duplex located in quiet Woodbine, NJ with tons of potential. Each unit consists of 2 beds and 1 full bath, kitchen, and living areas. First floor unit's laundry is located in the basement, second floor has in unit laundry. There is also a cozy back sunroom area where both entrances are located. This property is also situated on the corner of an oversized double lot. Downstairs is occupied by a very cooperative longterm tenant on a month to month lease. Upstairs is vacant. Great opportunity to add to a rental portfolio and force appreciation. Only about 15 minutes to the beach!! \*As is sale. Buyer responsible for CO\*

### PROPERTY DETAILS

ParkingGarage	Basement	Heating	Cooling
None	Full	Forced Air	Central
	Unfinished	Gas-Natural	Electric
		Oil	Window Units
HotWater	Water	Sewer	
Gas	Public	Septic	



Ask for Rita Gatto  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: rmg@bergerrealty.com

