

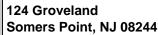


Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



□ oc17@BergerRealty.com





Asking \$524,999.00











COMMENTS

Opportunity to become a home owner and offset your mortgage with a second income producing unit! Don\'t miss out on this great opportunity! First rental rate in this market is \$2500 per month and the second floor value is \$1500 per month in this rental market ... This duplex is located right over the bridge from Ocean City and Longport close to the bay and meadow in Somers Point ..close to restaurants, local beaches, shopping and more. The seller legally separated the all the utilities....the first floor features three bedrooms and one full bath with an amazing front sunroom that over looks the bay and meadow. There was a yearly tenant in this unit the lease just ended and it is now empty ...the second floor features one large bedroom that could be separated and made into two bedrooms, one full bath with bay and meadow views, this unit is tenant occupied the tenant is paying \$1100 per month plus utilities ... Make this your vacation getaway, air B and B or your permant address ..call today to show . Amazing rental history!!

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Basement	Heating
Sidewalks	None	Partial	Forced Air

Cooling Water Sewer
Ceiling Fan(s) Public Public Sewer
Window Units



Ask for Christopher Malinowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: cma@bergerrealty.com

