



**124 Groveland  
 Somers Point, NJ 08244**

**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 Sidewalks	ParkingGarage None	Basement Partial	Heating Forced Air
Cooling Ceiling Fan(s) Window Units	Water Public	Sewer Public Sewer	



Ask for Tanya Pinkerton  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: tp@bergerrealty.com

