



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



Asking \$269,775.00

info@bergerrealty.com

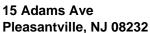


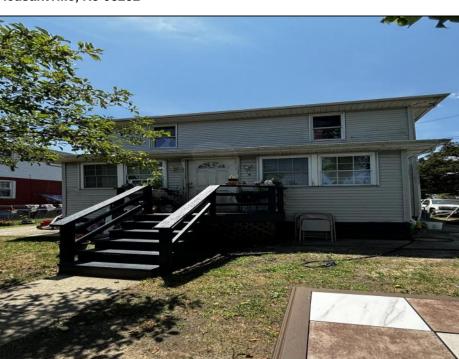












COMMENTS

Income-Producing Multifamily Duplex in Prime Location Investors, take note! This multifamily duplex, offered in as-is condition, presents an incredible opportunity. With potential to increase rent to fair market value, this property is perfect for maximizing your investment. Key Features: Income Potential: Generate steady income from both units, with the potential to adjust rent to current market rates. Great Location: Conveniently situated close to schools, major roads, and public transportation, Less then 15 min drive to the beach, casinos and shopping outlets. And the Spacious Lot providing additional possibilities for expansion or outdoor use. Versatile Living: Ideal for house hacking—live in one unit while renting out the other to offset living expenses. This property is an excellent opportunity for a savvy investor or someone looking to combine living and investment. Don't miss out on this chance to own a valuable piece of real estate in a soughtafter area.

OutsideFeatures Deck Fenced Yard Porch

ParkingGarage None

PROPERTY DETAILS Basement Heating 6 Ft. or More Head Gas-Natural

Room Finished Full

Inside Entrance Outside Entrance



Ho Avstrafor Carol Cawleyer GaBerger Realty Inc^{Public} 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: clc@bergerrealty.com



Sewer