



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040

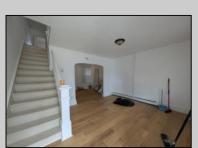


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Asking \$175,000.00











COMMENTS

Two story row home with EXTREMELY LOW Taxes! Income and Expenses available to qualified investors. Double Digit Returns with a 15%+ Cap Rate! Property is now vacant, renvoated, and being sold As-is. Rent this property out for about \$30,000.00 per annually!! Section 8 approved!! Features a large living room and formal dining room, eat in kitchen, and utility room with washer & dryer hookups and utility sink! Second floor has three nice size bedrooms and a full bathroom. Exterior has a covered front porch, wide sidewalks, small back yard, and is easily accesible from main roads. Close drive to Tanger Outlets, Bass Pro Shops, Dave and Busters, Gardners Basin, AC Aquarium, All Casinos, Absecon Lighthouse, Littel Water Distillery, Schools, Shopping, Nightlife Restaurants, Corner Stores, Highways, and of course the Beach and Boardwalk!

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Brick	Curbs Deck	None	Carbon Monoxide Detector
	Paved Road Porch		Smoke/Fire Alarm

Basement



Heating HotWater Water Gas-Natural Gas Public Radiator

Ask for Alexandra Aylward Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211

Sidewalks

Email to: aaa@bergerrealty.com

