

# Berger Realty

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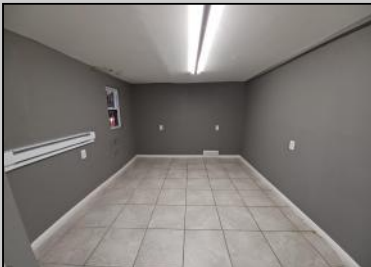


**Berger Realty, Inc**  
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 Ocean City, NJ 08226  
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**1816 Hummock  
 Atlantic City, NJ 08401**

**Asking \$399,900.00**



## COMMENTS

The money maker! This recently renovated duplex features a two story 4bdrom unit and a ground floor 3bdrm unit. Upstairs currently has tenants in place, and the ground floor is currently vacant, newly renovated, CO ready, no stairs and no carpet, has tiled flooring throughout the whole unit. Freshly painted and newer kitchen cabinets, counters, and appliances. Plenty of parking along the side of the property as well as street parking. Tenants only pay Electric! Both units are Section 8 approved, even the three bedroom is large enough for a family of 8!! At this price along with the new rents for 2025, this property is being sold a 15-16% Cap Rate!!! Unheard of gains for a duplex!!! Super low taxes, low maintenance property! Income and Expenses are available up request to qualified buyers. This property sits on a large L shaped lot that may be subdividable, a Survey is also available upon request to qualified buyers. The property also has its Lead Free Certificate issued by the State already in place. This is a legal duplex, and approved Land Uses are already in place with the City. There should be no issues at all with this property, this is basically a turn key investment for beginners and experienced landlords alike!!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	None	Dining Area	Crawl Space
Deck		Kitchen	
Patio		Laundry/Utility Rm	
		Living Room	



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