

Berger Realty

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**18 Cooper Dr
Somers Point, NJ 08244**

Asking \$450,000.00



COMMENTS

This spacious side-by-side duplex at 18 Cooper Drive presents an excellent investment opportunity or a chance for an owner-occupant to offset their mortgage by renting one side. The property features two well-maintained units, each offering 2 bedrooms and 1 bathroom, perfect for both investors and buyers seeking rental income potential. Unit 1 (Rented): Tenant has been in place for 10+ years, with a lease set to expire on March 30th, 2025. After this, the tenant will be on a month-to-month basis. Currently rented for \$1,650/month, with the tenant willing to sign a new lease if desired. Tenant pays electric, gas, and water utilities. Unit 2 (Vacant): Recently remodeled with a new kitchen, updated countertops, freshly painted interior, and new flooring. Market rent for this unit is approximately \$2,000/month. Tenant pays electric, gas, and water utilities. Additional Features: New Roof installed in Summer 2023. Annual Operating Costs: Sewer: \$770 per year (paid by the owner). Insurance & Taxes: Paid by the owner. Separate Utilities: Each unit has its own electric, gas, and water meters. Investment Potential: Total Possible Annual Income: \$43,800. Unit 1: \$1,650/month Unit 2: approx. \$2,000/month. Licensed Agent is related to Seller.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Deck	None	Dining Room	Crawl Space
Fenced Yard		Kitchen	
		Living Room	



Ask for Adelaide Hissler
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