



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



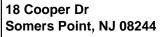












Asking \$415,000.00



## 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 units, each offering 2 bedrooms and 1 bathroom, perfect for both investors and buyers seeking rental income potential. Unit 1 will need work and could rent for approx. \$2,000 when renovated. Unit 2 Recently remodeled with a new kitchen, updated countertops, freshly painted interior, and new flooring. Market rent for this unit is approximately \$2,000/month. 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: \$48,000. Licensed Agent is related to Seller. This property is part of an Estate and is being sold in \"as is\" condition. No Repairs will be made by seller.

**PROPERTY DETAILS** OtherRooms **OutsideFeatures** Basement ParkingGarage Deck None Dining Room Crawl Space Fenced Yard Kitchen Living Room Heating Cooling **HotWater** Water Wall Units Gas Public Ask for Brian Kolmer Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: bk@bergerrealty.com

