



18 Cooper Dr  
 Somers Point, NJ 08244

Asking \$430,000.00



**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 until April 1st): Tenant has been in place for 10+ years but moving out March 31st. Unit will need work and could rent for approx. \$2,000 when fixed up. 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. Tenants pay 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: \$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**

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



Cooling  
 Water for Chris Wagner

HotWater

Water  
 Public

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