

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



18 Cooper Dr  
Somers Point, NJ 08244

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

OutsideFeatures Deck Fenced Yard	ParkingGarage None	OtherRooms Dining Room Kitchen Living Room	Basement Crawl Space
Heating Forced Air	Cooling Wall Units	HotWater Gas	Water Public



Ask for Steven Orner  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: slo@bergerrealty.com

