



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 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	
Heating	Cooling	HotWater	Water
Forced Air	Wall Units	Gas	Public
Gas-Natural			
Sewer			
Public Sewer			

