



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

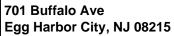












Asking \$299,900.00



## COMMENTS

Calling all investors for this prime investment opportunity! This well-maintained duplex is located on a corner lot in Egg Harbor City, featuring two units with 2 bedrooms, 1 bathroom, full kitchen, living room, separate utilities, and individual washer/dryer in each. Currently, both units are occupied, providing rental income. This property is a strong cash flow opportunity, ideal for expanding portfolios or first-time investors. Being sold as is, with up-to-date Certificates of Occupancy and lead certificates. Landlord pays for sewer and summer lawn cuts. Do not visit without an appointment to respect tenant privacy.

PROPERTY DETAILS			
ParkingGarage None	OtherRooms Living Room	Basement Crawl Space	Heating Electric
Cooling	Water	Sewer	

Window Units

Well

Public Sewer





Ask for Barbara Varacalli Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: bav@bergerrealty.com

