



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

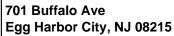












Asking \$299,900.00



## 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 Window Units	Water Well	Sewer Public Sewer		





Ask for Bruce Bryde Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: bdb@bergerrealty.com

