

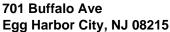


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



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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 OtherRooms **Basement** Heating None Living Room **Crawl Space** Electric

Water Cooling Sewer Window Units Well **Public Sewer**



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

