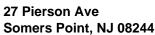




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com







Asking \$479,000.00







COMMENTS



Investor's Dream or Live-In Opportunity - Duplex at 27 E Pierson Ave! Welcome to this wellmaintained duplex located in a desirable neighborhood, offering both solid rental income and future potential. This property features two spacious units: Unit 1: 1 Bedroom, 1 Bathroom. Unit 2: 2 Bedrooms, 1 Bathroom - with flexible layout that can easily be converted into a 3-bedroom to maximize value. Currently generating \$3,700/month in rental income, this property is a great opportunity for investors looking for strong cash flow, or for an owner-occupant seeking to live in one unit while renting the other. Additional highlights include: Ample off-street parking for tenants and guests Well-kept interiors with reliable tenants in place Excellent upside potential with a simple reconfiguration of the 2-bedroom unit Don't miss out on this versatile investment in a prime location! Brand new roof!! PROPERTY DETAILS

Heating



Basement Crawl Space Baseboard None

Water Sewer Public **Public Sewer**



ParkingGarage

Ask for Graham Ginn Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: gmg@bergerrealty.com

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Cooling Window Units