

Main and Interior Photo Brochure

308 84th Street

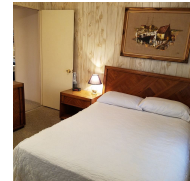
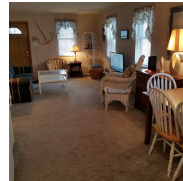
Stone Harbor

\$1,099,000



PROPERTY INFORMATION

Status	ACTIVE
Units #	2
ApxYrBuilt	1952
Lot Size	35' x 110'
Unit 1 Bedrooms	2
Unit 1 Baths	1
Unit 1 Lavs	
Unit 1 Rent	
Unit 2 Bedrooms	2
Unit 2 Baths	1
Unit 2 Lavs	
Unit 2 Rent	
Sold Price	
Closing Date	
Contract Date	



Remarks This centrally located top-and-bottom duplex represents one of the best values on 7 Mile Island. Situated on a quiet, one way street, this location offers a short stroll to the restaurant / nightlife options, recreation fields, and the grocery store in the low 80's streets, and a 10 block walk to downtown Stone Harbor. If you are in to water sports, a marina and a fishing pier within one block of property and the municipal boat and kayak launch and additional public fishing areas are just 3 blocks away. Perhaps most importantly, a great beach is just a three cross street walk. The privacy of this property is enhanced as the homes you are looking across the street all face the bay, with no street facing decks. Both meticulously maintained duplex units offer two bedrooms and one bathroom, an open floor plan, and great views of the bay. Both units are great income producers, grossing approximately \$30,000 combined each year. If you are looking for a great place to build a new home, this 35 x 110 lot would be an ideal location. Located in the C district, setback and lot coverage relief allow a new home here to be surprisingly large (greater than 2,200 square feet). The elevation would also allow for storage under the home rather than in a detached building in the rear



Daniel R. Bowersock
FERGUSON-DECHERT, INC
Main: 609-967-4200
Cell: 609-602-0912
2789 Dune Drive
Avalon NJ 08202
Dan@AvalonProperties.com
www.AvalonProperties.com

