



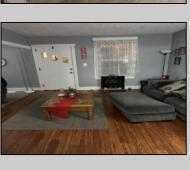
Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com





534 Saint Louis Ave Egg Harbor City, NJ 08215

Asking \$220,000.00











## **COMMENTS**

Investment Opportunity Awaits! This 2-bedroom, 1-bath rancher is not just a home; it\'s a savvy investment waiting to be seized. Nestled on an oversized 43x150 lot, this property is currently tenant-occupied, generating \$1,500/month with a lease extending until December 27, 2024. Enjoy the ease of central air, efficient gas heat, and a well-equipped kitchen featuring a dishwasher, dryer, and an electric stove. The unfinished basement hosts the laundry, and the expansive parcel offers ample parking space for three or more cars. With immediate rental income and future potential, this property is a smart choice for investors or those seeking a future residence. Please note: 24-hour notice required for showings due to tenancy.

PROPERTY DETAILS			
Exterior Vinyl	OutsideFeatures Deck	ParkingGarage None	OtherRooms Dining Room Great Room

Heating InteriorFeatures AppliancesIncluded Basement Inside Entrance Forced Air Carbon Monoxide Dishwasher Detector Dryer Partial Gas-Natural Smoke/Fire Alarm Electric Stove Unfinished

Washer



HotWater Water Galask for Ben Dungarblic Berger Realty Inc 3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: bmd@bergerrealty.com



Public Sewer

Sewer