



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



Hot Water Gas  
 Water Meter  
 Sewer Public Sewer  
 Ask for Karen J. Manley  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: [kjm@bergerrealty.com](mailto:kjm@bergerrealty.com)

