



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<br>Vinyl                                                   | OutsideFeatures<br>Deck                                               | ParkingGarage<br>None                                | OtherRooms<br>Dining Room<br>Great Room |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Electric Stove<br>Washer | Basement<br>Inside Entrance<br>Partial<br>Unfinished | Heating<br>Forced Air<br>Gas-Natural    |
|                                                                     | HotWater<br>Gas                                                       | Water<br>Public                                      | Sewer<br>Public Sewer                   |



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