



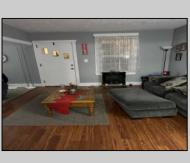
Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com





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

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

Washer



HotWater
GaAsk for Sean McGinnis
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076

Email to: smc@bergerrealty.com



Sewer

Public Sewer