



1522 7th Ave  
 Pleasantville, NJ 08232

Asking \$320,000.00



SJSRMLS

### COMMENTS

Looking for an investment property with tenants in place ready to go? Large Unique Duplex on corner lot is looking for its next owner. The first unit has 4 bedrooms and 2 full bathrooms, currently rented at \$1,860/month and second unit is a 3 bedroom 1 full bathroom (potential for another bathroom) currently rented at \$1,640/month. Total monthly income of \$3,500! This income leverages the stability and reliability of government-assisted rental income currently in place. There is plenty of extra storage and room for expansion of units or possible 3rd unit added, with proper permitting and township approval. Both units have current lease in place until 4/2025. This corner lot holds potential of subdividable land with approval of township as well. The property is being sold strictly as-is and buyer responsible for all inspections required of township or any other entity.

### PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Forced Air Gas-Natural	Public	Public Sewer

Ask for Louis Paone  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: lsp@bergerrealty.com

