

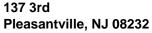


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com









Asking \$550,000.00



COMMENTS

**Investment Opportunity: Fully Occupied Triplex Bringing In \$55,000 a year AFTER Expenses ** This multi family triplex presents a lucrative investment opportunity with a solid 10% capitalization rate. Currently fully occupied, this property offers stable income streams with the potential for further growth. There are two units on the first floor, comprising of a 1-bedroom unit and a spacious 3-bedroom unit, providing a diverse range of rental options. A separate 2-bedroom unit on the second floor, offering comfortable living spaces for tenants. Each unit comes with its own private entrance, ensuring privacy and convenience for residents. Tenants pay for their own utilities, reducing landlord expenses and simplifying property management. Convenient access to amenities, schools, and transportation hubs, making it an attractive choice for tenants. Don\'t miss out on this fantastic investment opportunity with strong cash flow and growth potential. Current rental income provides a solid foundation for immediate cash flow so schedule a showing today!

OutsideFeatures Curbs Porch Sidewalks

PROPERTY DETAILS ParkingGarage Basement **Detached Garage** Partial Unfinished

Heating Baseboard Electric Forced Air Gas-Natural

HotWater Water EleAssik for James Grayolidaenn Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: jgh@bergerrealty.com

Sewer

Public Sewer

