



137 3rd  
 Pleasantville, NJ 08232

Asking \$550,000.00



SJSRMLS

**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!**

**PROPERTY DETAILS**

|                 |                 |                          |              |
|-----------------|-----------------|--------------------------|--------------|
| OutsideFeatures | ParkingGarage   | Basement                 | Heating      |
| Curbs           | Detached Garage | Partial                  | Baseboard    |
| Porch           |                 | Unfinished               | Electric     |
| Sidewalks       |                 |                          | Forced Air   |
|                 |                 |                          | Gas-Natural  |
|                 | HotWater        | Water                    | Sewer        |
|                 | Electric        | Ask for Marianne Johnson | Public Sewer |



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