

# Berger Realty

Since 1928



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



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  
Electric  
Ask for Tom Meloni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tom@bergerrealty.com

Water

Phone

Sewer  
Public Sewer

