

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



15 Adams Ave  
Pleasantville, NJ 08232

Asking \$269,775.00



## COMMENTS

Income-Producing Multifamily Duplex in Prime Location Investors, take note! This multifamily duplex, offered in as-is condition, presents an incredible opportunity. With potential to increase rent to fair market value, this property is perfect for maximizing your investment. Key Features: Income Potential: Generate steady income from both units, with the potential to adjust rent to current market rates. Great Location: Conveniently situated close to schools, major roads, and public transportation. Less than 15 min drive to the beach, casinos and shopping outlets. And the Spacious Lot providing additional possibilities for expansion or outdoor use. Versatile Living: Ideal for house hacking—live in one unit while renting out the other to offset living expenses. This property is an excellent opportunity for a savvy investor or someone looking to combine living and investment. Don't miss out on this chance to own a valuable piece of real estate in a sought-after area.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Basement	Heating
Deck	None	6 Ft. or More	Head Gas-Natural
Fenced Yard		Room	
Porch		Finished	
		Full	
		Inside Entrance	
		Outside Entrance	



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jfm@bergerrealty.com

Sewer  
Public Sewer

