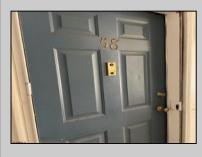




Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com













58 Iroquois Galloway Township, NJ 08205

Asking \$170,000.00



## COMMENTS

Society Hill at Galloway II, 2 Bedroom, 2 Bath first floor condo. This unit is tenant occupied in a long- term lease that is now MTM. The unit has had new carpet and repainted in the past year. The unit offers a spacious living room, dining room and kitchen. The main bedroom is a nicely sized room with a walk in closet and full bath. The second bedroom is also generously sized. The laundry/utility room comes with a full-sized washer/dryer. There is a 2-year rental restriction but since this unit is tenant occupied, an investor will not have a restriction until after this tenant is gone. Showings require 24-hour notice and tenant will be in attendance at all showings as she is recovering from surgery. Owner occupied buyers will be required to provide 60 days notice to tenant to vacate.

PROPERTY DETAILS			
Exterior	ParkingGarage	OtherRooms	Heating
Vinyl	None	Dining Room Laundry/Utility Room	Forced Air Gas-Natural

Water

Public Water

Cooling Ceiling Fan(s) Central Electric

HotWater

Gas

Sewer Public Sewer



Ask for Joanne Kelly Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: jmk@bergerrealty.com

