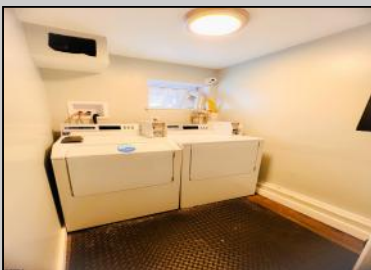




23 Lindley Ave  
 Pleasantville, NJ 08232

Asking \$400,000.00



### COMMENTS

Don't miss this rare opportunity to own a 3-multifamily property! Two units are currently rented, while the third is vacant and perfect for an owner-occupant to live in while collecting rental income. Each unit has been recently updated, featuring 2 bedrooms, 1 bathroom, and separate utilities, and the property is move-in ready. With an impressive 11% cap rate, it's a great investment opportunity. Meticulously maintained, this property is ideal for both investors and owner-occupants. A must-see! Seller is a licensed NJ realtor with ownership in property.

### PROPERTY DETAILS

ParkingGarage	Heating	HotWater	Water
None	Gas-Natural	Gas	Public

Sewer  
 Public Sewer

Ask for Louis Paone  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: lsp@bergerrealty.com

