



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



Asking \$175,000.00

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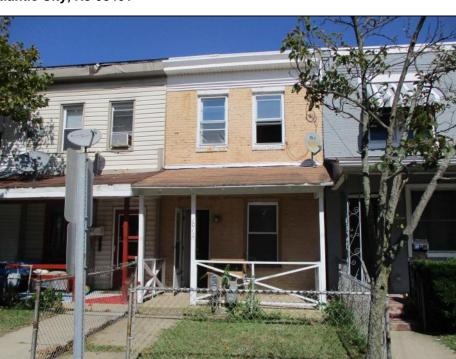












## **COMMENTS**

Investor Alert - Vacant, Currently being renovated! Super LOW taxes & Very HIGH double digit returns - 18% Cap Rate! Rent this home out today for \$2700 p/m or more, property is even section 8 approved for landlords who like GUARANTEED rent! This is a Single Family attached LEGAL 3 bedroom row home that features a covered front porch, fenced in front yard, plenty of street parking, a back yard that can double as a rear drive way, a mostly open floor plan, ceiling fans, gas hot water baseboard heating and gas cooking! Property is located in close proximity to MLK School, the Tanger Outlets shopping center, Dave & Busters, The Bass Pro Shops, and the AC Convention Center. Less then five minute drive to the beach and boardwalk, Stockton University, and Easily accesible from Route 30, white horse pike & Atlantic city expressway. Income and Expenses available to qualified buyers.

	PROPERTY DETAILS		
Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	None	Dining Area

Gas Stove

Paved Road Porch Sidewalks

AppliancesIncluded Heating Baseboard ReAigkracor Lori McCloskevatural Selber Party IncHot Water 109 E 55th St., Ocean City Sewer Fubilit Sewer 9-399-4211

Email to: lam@bergerrealty.com



HotWater Gas