



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







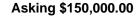














COMMENTS

Investor Alert - Vacant, fixer upper with super LOW taxes & Very HIGH double digit returns - 17% Cap Rate! Rent this home out today for \$2500 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

Hot Water

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	None	Dining Area
	Eanand Vard		

Fenced Yard Paved Road Porch Sidewalks

InteriorFeatures AppliancesIncluded Heating
Carbon Monoxide Gas Stove Baseboard
Detector Refrigerator Gas-Natural

Self Cleaning Oven

Water Sewer
Public Public Sewer

Smoke/Fire Alarm



HotWater

Gas