

# Berger Realty

Since 1928



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

info@bergerrealty.com



322 Northfield Ave  
Northfield, NJ 08225

Asking \$895,000.00



## COMMENTS

Located at 322 Northfield Ave in the heart of Northfield, this newly and fully renovated duplex offers a prime investment and/or living opportunity. Completely renovated and updated just four years ago, the property boasts 4 bedroom 2 bathroom house (Unit A) and a former carriage House (Unit B) each of which includes a new roof, siding, windows, plumbing, HVAC systems, electric panels, and modern kitchens and bathrooms. Both units feature vinyl flooring throughout and are tenant-occupied with separate meters for electricity, gas, and water. The House is leased at \$2,700 per month until April 2025, with the tenant expressing interest in staying for one more year. The former Carriage house (Unit B), is currently occupied and is in the fourth year of a five-year lease which now pays \$2,700 monthly, with monthly rent set to increase to \$2,800 in the final lease year starting May 1, 2025 to April 30, 2026. The Property is situated on an oversized lot which is very well-maintained and requires little upkeep, making it a perfect turnkey investment. A Property survey and seller disclosure are available in the associated documents. This is a very unique once in a lifetime property so don't miss out on this fantastic opportunity to own this beautiful property with stable and increasing rental income in a highly desirable neighborhood. PROFESSIONAL PHOTOS COMING SOON!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Fenced Yard	None	Dining Area	6 Ft. or More Head
Patio		Dining Room	Room
		Living Room	Unfinished



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

