

Berger Realty

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**701 Buffalo Ave
Egg Harbor City, NJ 08215**

Asking \$299,900.00



COMMENTS

Calling all investors for this prime investment opportunity! This well-maintained duplex is located on a corner lot in Egg Harbor City, featuring two units with 2 bedrooms, 1 bathroom, full kitchen, living room, separate utilities, and individual washer/dryer in each. Currently, both units are occupied, providing rental income. This property is a strong cash flow opportunity, ideal for expanding portfolios or first-time investors. Being sold as is, with up-to-date Certificates of Occupancy and lead certificates. Landlord pays for sewer and summer lawn cuts. Do not visit without an appointment to respect tenant privacy.

PROPERTY DETAILS

| | | | |
|---------------|-------------|--------------|----------|
| ParkingGarage | OtherRooms | Basement | Heating |
| None | Living Room | Crawl Space | Electric |
| Cooling | Water | Sewer | |
| Window Units | Well | Public Sewer | |



Ask for Colin Halliday
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