

# Berger Realty

Since 1928



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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 Michael Moss  
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