



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



Ask for Patricia Moss  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: tcm@bergerrealty.com

