

# Berger Realty

Since 1928



Berger Realty, Inc  
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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 Phillip Bellucci  
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