



312 2nd  
 Millville, NJ 08332

Asking \$449,900.00



**COMMENTS**

"Don't let this purr-fect investment property slip away! Legal 2 Sty Quad (side-by-side) with four separate entrances. This fully occupied property features \*\*2 two-bedroom\*\* and \*\*2 one-bedroom\*\* units, all yearly leases! Upstairs units boast full attics for bonus space, while downstairs units have access to a full basement. Additional perks include a small rear yard, separate hot water tanks, individual heating, on-site parking, a deck, and more! Fantastic income-producing opportunity with a \*\*13.89% cash-on-cash ROI\*\* based on a \*\*20% down conventional mortgage at 8% interest\*\*. Don't miss out on this prime multi-family investment! Please note this property is being sold strictly "AS IS".

**PROPERTY DETAILS**

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	None	Eat In Kitchen	6 Ft. or More Head Room
Fenced Yard			Full Inside Entrance
Porch			
Sidewalks			
Heating	HotWater	Water	Sewer
Baseboard	Gas	Public	Public Sewer
Gas-Natural			



Ask for Cynthia Balles  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: cyn@bergerrealty.com

