

# Berger Realty

Since 1928



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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". Units 312 #1 and 314# 2 are currently vacant and rent can be increased to market rent.

## PROPERTY DETAILS

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

