



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$1,500,000.00

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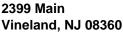














COMMENTS

Prime Investment Opportunity – 2399 S Main Rd, Vineland, NJ. Discover an exceptional incomegenerating property featuring a 3,100 sq. ft. Cape Cod-style brick home with a stone facade, 4 bedrooms, 2 bathrooms, and a partially finished basement—ideal for an owner-occupant or additional rental income. This immaculately maintained property also includes six additional rental units: Four 2-bedroom, 1-bath apartments, three of which feature enclosed front porches and basements. Two 1-bedroom, 1-bath apartments, offering comfortable living spaces. Each unit has separate gas and electric utilities, ensuring ease of management. The apartment buildings have been fully renovated within the last 10 years, with upgrades including new roofs, HVAC systems, windows, flooring, kitchens, bathrooms, and electrical systems. Additionally, the driveway was paved just four years ago. Situated on 0.60 acres, the property boasts three spacious parking lots, providing ample parking for tenants. A garage with a second floor offers extra storage or potential expansion opportunities. This turn-key investment is a rare find in Vineland, offering stable rental income and long-term value. Don't miss out on this incredible opportunity! Schedule your showing today!

OutsideFeatures Curbs Porch-Enclosed

Sidewalks

Private Septic

PROPERTY DETAILS

ParkingGarage OtherRooms
Attached Garage Dining Room
One Car Eat In Kitchen

Kitchen Laundry/Utility Rm

Ask for Carole Lelli Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211

Email to: cll@bergerrealty.com
Cooling HotWater
Control Flectric

Cooling Hotwate
Central Electric
Electric



Inside Entrance

Basement

Room

Heated

Full

6 Ft. or More Head