

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



142 6th  
Egg Harbor City, NJ 08215

Asking \$199,000.00



## COMMENTS

Investor Alert! Fantastic opportunity to own a value-add duplex in the heart of Egg Harbor City! This property features two spacious 2-bedroom, 1-bath units, each with separate gas furnaces and electric meters—tenants pay their own utilities! The upstairs unit has been completely renovated and is ready for a new tenant at fair market rent of \$1,500/month. The downstairs unit is currently rented at \$1,100/month on an annual lease and offers significant upside potential—once updated, this unit can also achieve \$1,500/month, bringing your total gross potential rent to \$3,000/month. While the property still needs some work, the heavy lifting has already been done upstairs. This is a great chance to finish the improvements, increase cash flow, and build equity in a growing rental market. Priced to sell—don't miss out on this income-producing gem!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Basement	Heating
Deck	None	Crawl Space	Gas-Natural
Fenced Yard			Radiator
HotWater	Water	Sewer	
Gas	Public	Public Sewer	



Ask for John Sweeney  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jjs@bergerrealty.com

