

# Berger Realty

Since 1926



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



534 Saint Louis Ave, Egg Harbor City, NJ, 08215

Price \$220,000.00



### PROPERTY DETAILS

Total Rooms	4
Bedrooms	2
Baths Full	1
Baths Half	0
Year Built	1890
Type	Single Family
Block Number	4.01
Listing #	582224
Taxes	4848.00

### COMMENTS

*Investment Opportunity Awaits! This 2-bedroom, 1-bath rancher is not just a home; it's a savvy investment waiting to be seized. Nestled on an oversized 43x150 lot, this property is currently tenant-occupied, generating \$1,500/month with a lease extending until December 27, 2024. Enjoy the ease of central air, efficient gas heat, and a well-equipped kitchen featuring a dis...*

### PROPERTY FEATURES

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	None	Dining Room Great Room
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Dishwasher Dryer	Inside Entrance Partial	Forced Air Gas-Natural
Smoke/Fire Alarm	Electric Stove Washer	Unfinished	
Cooling	HotWater	Water	Sewer
Central	Gas	Public	Public Sewer

### CONTACT



Ask for Marianne Johnsen  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-0622  
Email to: maj@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1926



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



534 Saint Louis Ave, Egg Harbor City, NJ, 08215

Price \$220,000.00



### PROPERTY DETAILS

Total Rooms	4
Bedrooms	2
Baths Full	1
Baths Half	0
Year Built	1890
Type	Single Family
Block Number	4.01
Listing #	582224
Taxes	4848.00

### COMMENTS

*Investment Opportunity Awaits! This 2-bedroom, 1-bath rancher is not just a home; it's a savvy investment waiting to be seized. Nestled on an oversized 43x150 lot, this property is currently tenant-occupied, generating \$1,500/month with a lease extending until December 27, 2024. Enjoy the ease of central air, efficient gas heat, and a well-equipped kitchen featuring a dis...*

### PROPERTY FEATURES

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Vinyl	Deck	None	Dining Room Great Room
InteriorFeatures	AppliancesIncluded	Basement	Heating
Carbon Monoxide Detector	Dishwasher Dryer	Inside Entrance Partial	Forced Air Gas-Natural
Smoke/Fire Alarm	Electric Stove Washer	Unfinished	
Cooling	HotWater	Water	Sewer
Central	Gas	Public	Public Sewer

### CONTACT



Ask for Marianne Johnsen  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-425-0622  
Email to: maj@bergerrealty.com

Scan to see Property page.

