

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

oc17@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<br>Vinyl   | OutsideFeatures<br>Deck   | ParkingGarage<br>None                                | OtherRooms<br>Dining Room<br>Great Room |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Electric Stove<br>Washer | Basement<br>Inside Entrance<br>Partial<br>Unfinished | Heating<br>Forced Air<br>Gas-Natural    |
| Cooling<br>Central  | HotWater<br>Gas   | Water<br>Public                                      | Sewer<br>Public Sewer                   |

### CONTACT



Ask for Margarita Kobilianets  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-674-3417  
Email to: mak@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

oc17@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<br>Vinyl   | OutsideFeatures<br>Deck   | ParkingGarage<br>None                                | OtherRooms<br>Dining Room<br>Great Room |
| InteriorFeatures<br>Carbon Monoxide<br>Detector<br>Smoke/Fire Alarm | AppliancesIncluded<br>Dishwasher<br>Dryer<br>Electric Stove<br>Washer | Basement<br>Inside Entrance<br>Partial<br>Unfinished | Heating<br>Forced Air<br>Gas-Natural    |
| Cooling<br>Central  | HotWater<br>Gas   | Water<br>Public                                      | Sewer<br>Public Sewer                   |

### CONTACT



Ask for Margarita Kobilianets  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-674-3417  
Email to: mak@bergerrealty.com

Scan to see Property page.

