

# Berger Realty

Since 1928



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

### CONTACT



Ask for Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-425-0992  
Email to: tde@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1928



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

### CONTACT



Ask for Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-425-0992  
Email to: tde@bergerrealty.com

Scan to see Property page.

