

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



137 3rd, Pleasantville, NJ, 08232

Price \$550,000.00

### PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	1925
Type	
Block Number	118
Listing #	586111
Taxes	9004.00

### COMMENTS

**\*\*Investment Opportunity: Fully Occupied Triplex Bringing In \$55,000 a year AFTER Expenses**  
**\*\* This multi family triplex presents a lucrative investment opportunity with a solid 10% capitalization rate. Currently fully occupied, this property offers stable income streams with the potential for further growth. There are two units on the first floor, comprising of a 1-bedroom...**

### PROPERTY FEATURES

OutsideFeatures	ParkingGarage	Basement	Heating
Curbs	Detached Garage	Partial	Baseboard
Porch		Unfinished	Electric
Sidewalks			Forced Air
			Gas-Natural
Cooling	HotWater	Water	Sewer
Window Units	Electric	Public	Public Sewer

### CONTACT



Ask for Carol Cawley  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-760-3809  
Email to: [clc@bergerrealty.com](mailto:clc@bergerrealty.com)

Scan to see Property page.



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