

# Berger Realty

Since 1926



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
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 Frank Shoemaker  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to: fcs@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



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 Frank Shoemaker  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to: fcs@bergerrealty.com

Scan to see Property page.

