

# Berger Realty

Since 1926



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

oc17@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



SJSRMLS

### 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 John Andrews  
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1670 Boardwalk, Ocean City  
Call:  
Email to: ja@bergerrealty.com

Scan to see Property page.



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