

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



209 Shadeland, Pleasantville, NJ, 08232

Price \$285,000.00



### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 33      |
| Listing #    | 593153  |
| Taxes        | 6099.00 |

### COMMENTS

**NEW on market TRIPLEX - OWNER OCCUPY, INVESTOR FIX & FLIP, FIX & HOLD!! \$4500 potential monthly income and positive equity. >MIXED USE: TRIPLEX comprised of UP/DOWN DUPLEX & Separate Block Building >DOWNSTAIRS UNIT: Need Renovating; 2 Br, 1 Ba, LiR, Form DR, Kitchen, Cellar. >UPSTAIRS: CO inspect Ready! 2 Br, 1 Ba, Living Rm, E-I-K, Sunporch with optional uses: ...**

### PROPERTY FEATURES

|               |                    |           |        |
|---------------|--------------------|-----------|--------|
| ParkingGarage | Basement           | Heating   | Water  |
| None          | Masonry Floor/Wall | Baseboard | Public |
|               | Partial            |           |        |
|               | Unfinished         |           |        |
| Sewer         |                    |           |        |
| Public Sewer  |                    |           |        |

### CONTACT



Ask for Dawn Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-4966  
Email to: dew@bergerrealty.com

Scan to see Property page.



# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



209 Shadeland, Pleasantville, NJ, 08232

Price \$285,000.00



### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 33      |
| Listing #    | 593153  |
| Taxes        | 6099.00 |

### COMMENTS

**NEW on market TRIPLEX - OWNER OCCUPY, INVESTOR FIX & FLIP, FIX & HOLD!! \$4500 potential monthly income and positive equity. >MIXED USE: TRIPLEX comprised of UP/DOWN DUPLEX & Separate Block Building >DOWNSTAIRS UNIT: Need Renovating; 2 Br, 1 Ba, LiR, Form DR, Kitchen, Cellar. >UPSTAIRS: CO inspect Ready! 2 Br, 1 Ba, Living Rm, E-I-K, Sunporch with optional uses: ...**

### PROPERTY FEATURES

|               |                    |           |        |
|---------------|--------------------|-----------|--------|
| ParkingGarage | Basement           | Heating   | Water  |
| None          | Masonry Floor/Wall | Baseboard | Public |
|               | Partial            |           |        |
|               | Unfinished         |           |        |
| Sewer         |                    |           |        |
| Public Sewer  |                    |           |        |

### CONTACT



Ask for Dawn Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-4966  
Email to: dew@bergerrealty.com

Scan to see Property page.

