

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



701 Buffalo Ave, Egg Harbor City, NJ, 08215

Price \$299,900.00

### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1925    |
| Type         |         |
| Block Number | 327     |
| Listing #    | 593248  |
| Taxes        | 5930.00 |

### COMMENTS

*Calling all investors for this prime investment opportunity! This well-maintained duplex is located on a corner lot in Egg Harbor City, featuring two units with 2 bedrooms, 1 bathroom, full kitchen, living room, separate utilities, and individual washer/dryer in each. Currently, both units are occupied, providing rental income. This property is a strong cash flow opportunity...*

### PROPERTY FEATURES

|               |             |              |          |
|---------------|-------------|--------------|----------|
| ParkingGarage | OtherRooms  | Basement     | Heating  |
| None          | Living Room | Crawl Space  | Electric |
| Cooling       | Water       | Sewer        |          |
| Window Units  | Well        | Public Sewer |          |

### CONTACT



Ask for Kevin Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-7423  
Email to: keh@bergerrealty.com

Scan to see Property page.



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