

# Berger Realty

Since 1928



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

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



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 Leon Grisbaum  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to:

Scan to see Property page.

