

# Berger Realty

Since 1928



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



142 6th, Egg Harbor City, NJ, 08215

Price \$199,000.00



### PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	
Type	
Block Number	318
Listing #	594548
Taxes	6095.00

### COMMENTS

**Investor Alert! Fantastic opportunity to own a value-add duplex in the heart of Egg Harbor City! This property features two spacious 2-bedroom, 1-bath units, each with separate gas furnaces and electric meters—tenants pay their own utilities! The upstairs unit has been completely renovated and is ready for a new tenant at fair market rent of \$1,500/month. The downstairs...**

### PROPERTY FEATURES

OutsideFeatures	ParkingGarage	Basement	Heating
Deck	None	Crawl Space	Gas-Natural
Fenced Yard			Radiator
HotWater	Water	Sewer	
Gas	Public	Public Sewer	

### CONTACT



Ask for J.K. Hepner, III  
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3160 Asbury Avenue, Ocean City  
Call: 609-457-9457  
Email to: jkh@bergerrealty.com

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