

# Berger Realty

Since 1928



Berger Realty, Inc.  
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391 Route 9  
Erma, NJ 08204

Asking \$569,000.00



## COMMENTS

Charming Farmhouse on a oversized lot, with Two Income-Generating Apartments and 3 buildings with plenty of storage Looking for a home that helps pay for itself? This beautiful farmhouse comes with two detached single-bedroom apartments, perfect for rental income or extended family. Live in the main house and let the rental income offset your mortgage! 2016 updates include Insulated walls and ceilings, central air and electrical. Windows updated in 2001. Newer appliances, all recently replaced or in good condition. New carpet in front room. Connected to new city sewer for added convenience. Each Apartment unit is a one-bedroom with a private entrance. Ideal for long-term tenants, Airbnb, or guest accommodations with strong rental demand—turnkey income opportunity! Conveniently close to great shopping and and beaches. Property is being sold as it. Inspections for buyers information only.

## PROPERTY DETAILS

|                  |                      |              |             |
|------------------|----------------------|--------------|-------------|
| OutsideFeatures  | OtherRooms           | AlsoIncluded | Basement    |
| Storage Building | Living Room          | Drapes       | Crawl Space |
|                  | Dining Room          |              |             |
|                  | Kitchen              |              |             |
|                  | Dining Area          |              |             |
|                  | Pantry               |              |             |
|                  | Laundry/Utility Room |              |             |
|                  | Workshop             |              |             |

Ask for Lauren Greiner  
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Water  
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