

# Berger Realty

Since 1928



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



391 Route 9  
Erma, NJ 08204

Asking \$539,000.00



## 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 Patricia Moss  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tcm@bergerrealty.com

Water  
Private

