

# Berger Realty

Since 1928



Berger Realty, Inc  
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100 Saint Johns  
Villas, NJ 08251

Asking \$779,900.00



## COMMENTS

One-of-a-kind opportunity in Villas section of Lower Township. 9 properties from the Delaware Bay and close to the shopping and restaurants offered in this cozy beach town. 4 detached units on a 100x100 foot lot with parking and common area! The front house offers 3 bedrooms/1 bath, spacious living area and kitchen, rear and front entrance. The rear unit offers 2 bedrooms/1 bath, living room, eat in kitchen, utility room, tiled floors, central heat. The two side cottages are comfortable efficiencies with covered patios. Each unit has separate electric. The many opportunities with this truly unique set up are tremendous. Income production, development, recreation. Villas section of Lower Township is a hot spot for Airbnb, and other short term rentals, and the detached dynamic means you don't have to necessarily trade off rental income and your time at the shore! Also, annual rentals are rare creating the opportunity to find incredible long term tenants to put in place if you choose. Please review the photos to let this opportunity sink in; Beach proximity, multi family, detached units, separate utilities, oversized lot, off street parking.... and comprehend the potential that is being offered. Stated rents are current existing month-month tenants. Set your appointments quickly, because this is the one they have been waiting for!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Patio	Shared Driveway	Living Room	Gas Natural
		Eat In Kitchen	Electric
		Dining Area	Oil
		Laundry/Utility Room	Forced Air
		Storage Space	
		Water	
		Electric	



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