

# Berger Realty

Since 1928



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



**13 Poplar**  
**Cape May Court House, NJ 08210**

**Asking \$639,995.00**



## COMMENTS

Turnkey Investment Opportunity in the Heart of Cape May Court House Welcome to 13 Poplar Street, a fully renovated triplex located in the desirable Middle Township School District. Just minutes from the best that Cape May County has to offer, this income-producing property is perfect for investors seeking immediate cash flow. It's also a great opportunity for the discerning buyer looking for a primary home with built-in cash flows. This well-maintained building features three fully leased units: Two 1-bedroom/1-bath units on the first floor One spacious 2-bedroom/1-bath unit on the second floor Each unit has been thoughtfully updated with: Modern white cabinetry and quartz countertops Stainless steel appliances and recessed lighting In-unit washer/dryer Durable vinyl flooring throughout Gas heat and central air for year-round comfort Additional highlights include a welcoming screened-in front porch, two private driveways, and designated parking for each unit. The property currently generates approximately \$50,000 annually, with potential to increase rents to current market rates: 1-bedroom units: up to \$1,700/month 2-bedroom unit: up to \$1,900/month This presents a fantastic opportunity to own a fully rented, low-maintenance investment property with upside potential. Schedule your private showing today and start earning from day one!

## PROPERTY DETAILS

|                  |                   |                |          |
|------------------|-------------------|----------------|----------|
| Outside Features | Parking/Garage    | Other Rooms    | Basement |
| Cable TV         | Assigned Parking  | Living Room    | Partial  |
| Sidewalks        | Concrete Driveway | Eat In Kitchen |          |



Ask for Ben Dundon  
Berger Realty Inc.  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: bmd@bergerrealty.com

Water  
City

