

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 \$649,900.00

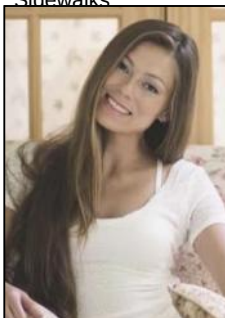


COMMENTS

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 Margarita Kollianets
Berger Realty Inc.
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: mak@bergerrealty.com

Water
City

