

# Berger Realty

Since 1928



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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

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Cable TV	Assigned Parking	Living Room	Partial
Sidewalks	Concrete Driveway	Eat In Kitchen	
Heating	Cooling	HotWater	Water
Gas Natural	Central Air	Gas	City
Sewer			
City			

