

Berger Realty

Since 1928



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



220 Hand
Cape May Court House, NJ 08210

Asking \$674,995.00



COMMENTS

Turnkey Investment Opportunity in the Heart of Cape May Court House Welcome to 220 Hand Ave, 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 large driveway with ample parking and 3 separate side entrances 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
Other (See Remarks)	Concrete Driveway	Living Room Kitchen Laundry/Utility Room	Partial



Ask for Cynthia Balles
Berger Realty Inc.
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: cyn@bergerrealty.com

Water

