

# Berger Realty

Since 1928



Berger Realty, Inc.  
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38 Cape May  
Dorothy, NJ 08317

Asking \$325,000.00



#### COMMENTS

Fantastic opportunity to own a versatile 3 unit residential property offering great cash flow potential! The property features a 2 bedroom, 1 bath single-family home with its own private parking area and fenced-in yard, providing excellent privacy and comfort for tenants. A separate dwelling includes two additional apartments one 2 bedroom, 1 bath unit and one 1 bedroom, 1 bath unit each with individual parking and separate entrances. Whether you're looking to expand your investment portfolio or live in one unit while renting out the others, this property offers flexibility, strong rental income potential, and long-term value.

#### PROPERTY DETAILS

|                   |             |             |                       |
|-------------------|-------------|-------------|-----------------------|
| ParkingGarage     | OtherRooms  | Heating     | Cooling               |
| Concrete Driveway | Living Room | Gas Natural | Wall Air Conditioning |
|                   | Kitchen     | Forced Air  |                       |
| HotWater          | Water       | Sewer       |                       |
| Gas               | Private     | Private     |                       |



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