

# Berger Realty

Since 1928



Berger Realty, Inc.  
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243 Cincinnati  
Egg Harbor City, NJ 08215

Asking \$269,000.00



## COMMENTS

Great Opportunity to build your investment portfolio in the heart of Egg Harbor City! Start collecting rent right away! Fully Occupied Duplex featuring 2 bedrooms and 1 bath on the first floor with original hardwoods and new vinyl flooring. The newly installed shower tile in the first floor bathroom adds a modern look with a touch of elegance. Newly installed exterior steps will take you to the second floor also featuring 2 bedrooms and 1 bath. As you enter the second floor unit take notice to the fresh paint in the kitchen and the spacious living room with brand new vinyl flooring. The basement is home to the furnace that was installed in 2019 with gas ran to the property making it energy efficient. Separate meters adds convenience along with a fenced in large backyard! Situated close to transportation, restaurants, and shopping. Make your offer today!

## PROPERTY DETAILS

|                 |               |              |            |
|-----------------|---------------|--------------|------------|
| OutsideFeatures | ParkingGarage | Basement     | Heating    |
| Curbs           | None          | Full         | Forced Air |
| Porch           |               | Unfinished   | Radiator   |
| Sidewalks       |               |              |            |
| Cooling         | Water         | Sewer        |            |
| Window Units    | Public        | Public Sewer |            |



Ask for Frank Shoemaker  
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