

# Berger Realty

Since 1928



Berger Realty, Inc.  
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1522 7th Ave  
Pleasantville, NJ 08232

Asking \$320,000.00



SJSRMLS

#### COMMENTS

Looking for an investment property with tenants in place ready to go? Large Unique Duplex on corner lot is looking for its next owner. The first unit has 4 bedrooms and 2 full bathrooms, currently rented at \$1,860/month and second unit is a 3 bedroom 1 full bathroom (potential for another bathroom) currently rented at \$1,640/month. Total monthly income of \$3,500! This income leverages the stability and reliability of government-assisted rental income currently in place. There is plenty of extra storage and room for expansion of units or possible 3rd unit added, with proper permitting and township approval. Both units have current lease in place until 4/2025. This corner lot holds potential of subdividable land with approval of township as well. The property is being sold strictly as-is and buyer responsible for all inspections required of township or any other entity.

#### PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Forced Air	Public	Public Sewer
	Gas-Natural		



Ask for John Van Stone  
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