

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



313 Delsea  
Glassboro, NJ 08028

Asking \$759,175.00



SJSRMLS

#### COMMENTS

VERY RARE Opportunity in the heart of Glassboro to own detached home while collecting rent from three DETACHED rental units (or can rent all as pure investment). 5 minute walk to main campus. Detached house with three separate rental units. This property qualifies for preferential residential loan, rather than just a commercial loan. Option to live in your own detached personal house, while collecting rental income from three detached units in the rear of the property. Or buy as a pure investment. The house has three bedrooms and one bathroom. The three rental units in the back receive the following rents: House: 3BD/1BA - \$2400 Unit 1: 2BD/1BA - \$1650 Unit 2: 1BD/1BA - \$1400 Unit 3: 1BD/1BA - \$1400 Large lot with plenty of off-street parking in paved areas. One minute walk to Walgreens, three min walk to Landmarks and five min walk to main campus.

#### PROPERTY DETAILS

ParkingGarage	Basement	Heating	Cooling
None	Full	Electric	Wall Units
		Oil	
		See Remarks	

Water	Sewer
Public	Public Sewer



Ask for John Tonkinson  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jtn@bergerrealty.com

