

# Berger Realty

Since 1928



Berger Realty, Inc.  
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207 Heather Croft  
Egg Harbor Township, NJ 08234

Asking \$182,500.00



## COMMENTS

Welcome to 207 Heather Croft! This property presents an excellent investment opportunity with a rental income of \$1900 per month. Currently tenant-occupied until 11/30/24. Unit is freshly painted with new carpets installed right before the current tenant moved in. Conveniently located close to supermarkets, the Parkway, expressway access, schools, and an array of restaurants. The tenant covers all utilities except sewer/water which is \$350 per year. With remarkably low taxes of just \$2153, this condo offers not only affordability but also the potential for a lucrative return on investment. Don't miss out on the chance to own this fantastic investment opportunity. Showings will only be allowed Tuesday 4/30/24 between 12pm-2pm and Thursday 5/2/2024 between 5:30pm-7pm. Listing Agent/ owner will present for all showings. Listing Agent is part owner and is a licensed realtor in the State of New Jersey. Pictures are taken prior to tenant moving in.

## PROPERTY DETAILS

|                        |                       |  |   |
|------------------------|-----------------------|--|---|
| Exterior<br>Vinyl      | ParkingGarage<br>None | OtherRooms<br>Dining Area<br>Dining Room | InteriorFeatures<br>Master Bath<br>Walk in/Cedar Closet |
| Heating<br>Gas-Natural | Cooling<br>Electric   | HotWater<br>Electric                     | Water<br>Public Water                                   |



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