



**5902 Main  
 Hamilton Township, NJ 08330**

**Asking \$305,000.00**



**COMMENTS**

Legal 3 unit Triplex being 2768 square feet plus a small detached garage. Fully rented out, however, two apartments on month to month basis and the one tenant upstairs lease is up in November 1st 2024. Showings start Saturday May 11th with advance appointments. Nice location with views of park and water views of river at the end of the property. Built in 1925. County Library across the street. SHOWINGS ONLY ON Wednesdays 10am to 6pm AND ON Saturdays from 10am to 4pm with confirmed appointments. Recent lead base paint test done and certified for a clear--no LBP. RECENT LBP Cert. done 04/24/24 showing clearance and no Lead Base Paint at the property at all. Economic rents could be now in 2024 year \$4800 a month for all 3 units with some improvements. Current rent is \$3000 a month. Gas baseboard heat in main home and basement apartment. Detached rear apartment has electric heat, which is a one bedroom with small kitchen and LR and bath. Basement unit is a one large bedroom, one bath with kitchen and LR. Upstairs is a nice 2 BR one bath with high ceilings and vintage trim around the doors with kitchen and large LR. Better pictures to follow soon. Being Sold as-is subject to tenants. Buyer responsible for any repairs (if needed) at this price. Buyer responsible for new CO code enforcement. Seller requests all buyers to be prequalified before making showing appointments please. Thank you.

**PROPERTY DETAILS**

Outside Features Sidewalks	Parking Garage Detached Garage	Other Rooms Workshop	Basement 6 Ft. or More Head Room Finished Full
<p>Ask for Ben Duncan                  Berger Realty Inc                  3160 Asbury Avenue, Ocean City                  Call: 609-399-0076                  Email to: bmd@bergerrealty.com</p>			
<p>Hot Water Gas</p>			

