

# Berger Realty

Since 1928



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



119-121 Hampden Ct  
Pleasantville, NJ 08232

Asking \$279,900.00



## COMMENTS

Investor Alert. Massive price reduction and now priced to sell fast. Fantastic opportunity awaits with this unique property! Offering not one, but two homes for the price of one, this listing presents a remarkable investment prospect in Pleasantville, NJ. The primary residence boasts ample space with 5 bedrooms and 2 bathrooms, featuring a recently renovated basement. Currently leased at \$1,500 per month, with potential for an increase to \$2,100, this property provides immediate rental income. Complementing the main house is a fully remodeled 2-bedroom, 1-bathroom ranch-style home currently rented for 1,200 per month with a potential of 1,700 per month income. Highlighted by a functional wood-burning fireplace and updated amenities throughout, this secondary dwelling presents an excellent rental opportunity. Whether you choose to reside in one and rent the other to offset your mortgage, or capitalize on rental income from both residences, this property offers a lucrative path to financial success. Don't miss out on the chance to capitalize on this promising investment opportunity!

## PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Oil	Public	Public Sewer

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

