

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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15 Adams Ave  
Pleasantville, NJ 08232

Asking \$269,775.00



## COMMENTS

Income-Producing Multifamily Duplex in Prime Location Investors, take note! This multifamily duplex, offered in as-is condition, presents an incredible opportunity. With potential to increase rent to fair market value, this property is perfect for maximizing your investment. Key Features: Income Potential: Generate steady income from both units, with the potential to adjust rent to current market rates. Great Location: Conveniently situated close to schools, major roads, and public transportation, Less than 15 min drive to the beach, casinos and shopping outlets. And the Spacious Lot providing additional possibilities for expansion or outdoor use. Versatile Living: Ideal for house hacking—live in one unit while renting out the other to offset living expenses. This property is an excellent opportunity for a savvy investor or someone looking to combine living and investment. Don't miss out on this chance to own a valuable piece of real estate in a sought-after area.

## PROPERTY DETAILS

|                 |                     |                  |                  |
|-----------------|---------------------|------------------|------------------|
| OutsideFeatures | ParkingGarage       | Basement         | Heating          |
| Deck            | None                | 6 Ft. or More    | Head Gas-Natural |
| Fenced Yard     |                     | Room             |                  |
| Porch           |                     | Finished         |                  |
|                 |                     | Full             |                  |
|                 |                     | Inside Entrance  |                  |
|                 |                     | Outside Entrance |                  |
| Cooling         | How for Wendy Brown | Sewer            |                  |
| Window Units    | Berger Realty Inc   | Public Sewer     |                  |

How for Wendy Brown  
Berger Realty Inc

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