

# Berger Realty

Since 1928



Berger Realty, Inc.  
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Ocean City, NJ 08226  
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1015 Ohio  
Atlantic City, NJ 08401

Asking \$175,000.00



## COMMENTS

Investor Alert - Vacant, Newly renovated, CO Ready, Tenants or New Owners Can move right in! Super LOW taxes & Very HIGH double digit returns - 18% Cap Rate! Rent this home out today for \$2700 p/m or more, property is even section 8 approved for landlords who like GUARANTEED rent! This is a Single Family attached LEGAL 3 bedroom row home that features a covered front porch, fenced in front yard, plenty of street parking, a back yard that can double as a rear drive way, a mostly open floor plan, ceiling fans, gas hot water baseboard heating and gas cooking! Property is located in close proximity to MLK School, the Tanger Outlets shopping center, Dave & Busters, The Bass Pro Shops, and the AC Convention Center. Less then five minute drive to the beach and boardwalk, Stockton University, and Easily accessible from Route 30, white horse pike & Atlantic city expressway. Income and Expenses available to qualified buyers.

## PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	OtherRooms
Brick	Curbs	None	Dining Area
	Fenced Yard		
	Paved Road		
	Porch		
	Sidewalks		



AppliancesIncluded Heating  
Gas for Brandon Howell  
Refrigerator Gas-Natural  
Self Cleaning Oven Hot Water  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Sewer  
Public Sewer  
Email to: bah@bergerrealty.com

HotWater  
Gas

