

# Berger Realty

Since 1928



Berger Realty, Inc.  
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701 Monmouth  
Chesterfield, NJ 08515

Asking \$299,000.00



## COMMENTS

Unique Investment Opportunity in Crosswicks!\*\* This partially renovated duplex features a 3BR/1BA unit (rented month-to-month at \\\\$1,412) and a vacant 2BR/1BA unit—both with separate gas & electric meters. Potential rent up to \\\\$2,500 for the 3BR unit. Spacious 2,400 sq ft home on a large lot with ample yard space and dedicated parking. Private well, septic system, and roof in good condition (no known leaks; install date unknown). Conveniently located near Northern Burlington County Regional HS, New Egypt Marketplace, parks, and public transit. Ideal for investors or multi-generational living! Proof of funds is required for showing the occupied unit. Private financing available to investors with appropriate collateral.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	HotWater
Curbs	None	Oil	Oil
Sidewalks			
Water	Sewer		
Well	Septic		



Ask for Dawn Warren  
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