

Berger Realty

Since 1920



Ocean 17
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701 Monmouth
Chesterfield, NJ 08515

Asking \$305,000.00



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 Grant Halliday
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