

# Berger Realty

Since 1928



Berger Realty, Inc  
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701 Monmouth  
Chesterfield, NJ 08515

Asking \$399,000.00



#### 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!

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Water
Curbs	None	Oil	Public
Sidewalks			
Sewer			
Public Sewer			

Ask for John McElhiney  
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