

Berger Realty

Since 1928



Berger Realty, Inc.
55th & Haven Avenue
Ocean City, NJ 08226
609-399-0040

info@bergerrealty.com



701 Monmouth
Chesterfield, NJ 08515

Asking \$359,000.00



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.

PROPERTY DETAILS

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



Ask for Lori McCloskey
Berger Realty Inc
109 E 55th St., Ocean City
Call: 609-399-4211
Email to: lam@bergerrealty.com

