

# Berger Realty

Since 1928



**Berger Realty, Inc**  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



**701 Monmouth  
Chesterfield, NJ 08515**

**Asking \$399,000.00**



## COMMENTS

Discover the potential of this newly listed multi-family property, nestled in the heart of Crosswicks, NJ. This unique duplex, partially under renovation, includes a three-bedroom unit and a two-bedroom unit, each boasting a bathroom and separate gas and electric meters to ease management. Currently, the three-bedroom unit generates \$1,400 in rental income but has the potential to fetch up to \$2,500 monthly in the prevailing market. Spanning 2,400 square feet, the residence sits on a generously sized lot, promising ample outdoor space for relaxation or gatherings. Residents will enjoy the convenience of dedicated parking spaces, enhancing the appeal for potential renters. Situated near top-rated Northern Burlington County Regional High School and just a short drive from essentials at New Egypt Marketplace, this location effortlessly blends suburban tranquility with accessibility. Green Acres Park and efficient public transportation of E Main St at Fort Dix St bus station are also within easy reach, adding to the lifestyle benefits. Ideal for investors seeking to capitalize on rental income opportunities or multi-generational families looking for a versatile living arrangement. This property is a prime choice that combines convenience, potential, and a welcoming neighborhood vibe.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	HotWater
Curbs	None	Gas-Natural	Electric
Sidewalks			



Sewer  
Public Sewer  
**Auctioneer Ludwik Samselski**  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: [ls@bergerrealty.com](mailto:ls@bergerrealty.com)

