

Berger Realty

Since 1920



Ocean 17
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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 Troy Eggie
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