

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



209 Shadeland  
Pleasantville, NJ 08232

Asking \$285,000.00



## COMMENTS

NEW on market TRIPLEX - OWNER OCCUPY, INVESTOR FIX & FLIP, FIX & HOLD!! \$4500 potential monthly income and positive equity. >MIXED USE: TRIPLEX comprised of UP/DOWN DUPLEX & Separate Block Building >DOWNSTAIRS UNIT: Need Renovating; 2 Br, 1 Ba, LiR, Form DR, Kitchen, Cellar. >UPSTAIRS: CO inspect Ready! 2 Br, 1 Ba, Living Rm, E-I-K, Sunporch with optional uses: Office, Nursery. Full 6Attic, can be finished for additional living space. newer roof, newer electric. >DETACHED Block Bldg: natural gas, public water/sewerage, approx. 400 sq ft, Former uses -hair salon & contractor's office. Needs Renovating. Seller to perform due diligence for continued commercial use. Deep Lot 60 x 140: Selling As- Is, Buyer responsible for certificate of occupancy. Cash, Conventional, 203K, Cash escrows are 20% when submitting Offer and POF/POA. LB to accompany-24 hr notice.

## PROPERTY DETAILS

ParkingGarage	Basement	Heating	Water
None	Masonry Floor/Wall	Baseboard	Public
	Partial		
	Unfinished		

Sewer  
Public Sewer

Ask for Donna M. Drohan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: dmd@bergerrealty.com

