

Berger Realty

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Berger Realty, Inc.
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701 Buffalo Ave
Egg Harbor City, NJ 08215

Asking \$299,900.00



COMMENTS

Calling all investors for this prime investment opportunity! This well-maintained duplex is located on a corner lot in Egg Harbor City, featuring two units with 2 bedrooms, 1 bathroom, full kitchen, living room, separate utilities, and individual washer/dryer in each. Currently, both units are occupied, providing rental income. This property is a strong cash flow opportunity, ideal for expanding portfolios or first-time investors. Being sold as is, with up-to-date Certificates of Occupancy and lead certificates. Landlord pays for sewer and summer lawn cuts. Do not visit without an appointment to respect tenant privacy.

PROPERTY DETAILS

ParkingGarage	OtherRooms	Basement	Heating
None	Living Room	Crawl Space	Electric
Cooling	Water	Sewer	
Window Units	Well	Public Sewer	



Ask for Graham Ginn
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