

Berger Realty

Since 1928



Berger Realty, Inc
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312 2nd
Millville, NJ 08332

Asking \$449,900.00



COMMENTS

"Don't let this purr-fect investment property slip away! Legal 2 Sty Quad (side-by-side) with four separate entrances. This fully occupied property features **2 two-bedroom** and **2 one-bedroom** units, all yearly leases! Upstairs units boast full attics for bonus space, while downstairs units have access to a full basement. Additional perks include a small rear yard, separate hot water tanks, individual heating, on-site parking, a deck, and more! Fantastic income-producing opportunity with a **13.89% cash-on-cash ROI** based on a **20% down conventional mortgage at 8% interest**. Don't miss out on this prime multi-family investment! Please note this property is being sold strictly "AS IS". Units 312 #1 and 314# 2 are currently vacant and rent can be increased to market rent.

PROPERTY DETAILS

| | | | |
|-----------------|---------------|----------------|-------------------------|
| OutsideFeatures | ParkingGarage | OtherRooms | Basement |
| Curbs | None | Eat In Kitchen | 6 Ft. or More Head Room |
| Fenced Yard | | | Full |
| Porch | | | Inside Entrance |
| Sidewalks | | | |
| Heating | HotWater | Water | Sewer |
| Baseboard | Gas | Public | Public Sewer |
| Gas Natural | | | |



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