



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com

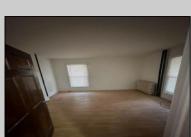




312 2nd Millville, NJ 08332

Asking \$449,900.00







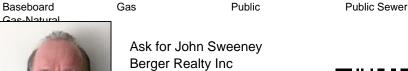


COMMENTS

\"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 Curbs Fenced Yard Porch Sidewalks | ParkingGarage None | OtherRooms Eat In Kitchen | Basement 6 Ft. or More Head Room Full Inside Entrance |
| | | | |

Water



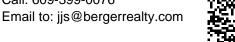
HotWater



Heating

3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: iis@bergerrealty.com





Sewer