

# Berger Realty

Since 1928



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**2399 Main  
Vineland, NJ 08360**

**Asking \$1,500,000.00**



## COMMENTS

Prime Investment Opportunity – 2399 S Main Rd, Vineland, NJ. Discover an exceptional income-generating property featuring a 3,100 sq. ft. Cape Cod-style brick home with a stone facade, 4 bedrooms, 2 bathrooms, and a partially finished basement—ideal for an owner-occupant or additional rental income. This immaculately maintained property also includes six additional rental units: Four 2-bedroom, 1-bath apartments, three of which feature enclosed front porches and basements. Two 1-bedroom, 1-bath apartments, offering comfortable living spaces. Each unit has separate gas and electric utilities, ensuring ease of management. The apartment buildings have been fully renovated within the last 10 years, with upgrades including new roofs, HVAC systems, windows, flooring, kitchens, bathrooms, and electrical systems. Additionally, the driveway was paved just four years ago. Situated on 0.60 acres, the property boasts three spacious parking lots, providing ample parking for tenants. A garage with a second floor offers extra storage or potential expansion opportunities. This turn-key investment is a rare find in Vineland, offering stable rental income and long-term value. Don't miss out on this incredible opportunity! Schedule your showing today!

## PROPERTY DETAILS

|                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                    |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------|--------------------|
| OutsideFeatures                                                                                                                                                                                                                                                                                                                                                                                                              | ParkingGarage   | OtherRooms         | Basement           |
| Curbs                                                                                                                                                                                                                                                                                                                                                                                                                        | Attached Garage | Dining Room        | 6 Ft. or More Head |
| Porch-Enclosed                                                                                                                                                                                                                                                                                                                                                                                                               | One Car         | Eat In Kitchen     | Room               |
| Sidewalks                                                                                                                                                                                                                                                                                                                                                                                                                    |                 | Kitchen            | Full               |
|                                                                                                                                                                                                                                                                                                                                                                                                                              |                 | Laundry/Utility Rm | Heated             |
|                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                    | Inside Entrance    |
|                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                    | Masonry Floor/Wall |
| <div>  <div> <p>Ask for Peter Harp<br/>Berger Realty Inc<br/>1670 Boardwalk, Ocean City<br/>Call: 609-391-0500<br/>Email to: <a href="mailto:pph@bergerrealty.com">pph@bergerrealty.com</a></p> <div> <div>Cooling</div> <div>Central</div> <div>Electric</div> </div> <div> <div>HotWater</div> <div>Electric</div> </div> </div> </div> |                 |                    |                    |
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