

# Berger Realty

Since 1928



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



1204 Main  
Pleasantville, NJ 08232

Asking \$199,000.00



SJSRMLS

## COMMENTS

Great investment opportunity in Pleasantville! This spacious well maintained 2 bedroom, 1 bathroom home boasts nearly 1600 square feet of living space, perfect for your growing rental portfolio. Enjoy the benefits of a reliable Section 8 tenant already in place. The property features a large dining room, a new back deck ideal for outdoor enjoyment, and a spacious backyard. Ample attic space provides plenty of storage. Don't miss out on this chance to expand your investment holdings.

## PROPERTY DETAILS

|                    |                 |               |               |
|--------------------|-----------------|---------------|---------------|
| Exterior           | OutsideFeatures | ParkingGarage | OtherRooms    |
| Vinyl              | Curbs           | None          | Dining Room   |
|                    | Deck            |               | Storage Attic |
|                    | Paved Road      |               |               |
|                    | Shed            |               |               |
|                    | Sidewalks       |               |               |
| AppliancesIncluded | Basement        | Heating       | Cooling       |
| Dryer              | Partial         | Forced Air    | Window Units  |
| Gas Stove          | Unfinished      | Gas-Natural   |               |
| Refrigerator       |                 |               |               |
| Washer             |                 |               |               |



Ask for George Cash  
Senior  
Public  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: gbc@bergerrealty.com

