

# Berger Realty

Since 1928



Berger Realty, Inc  
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711 First  
Northfield, NJ 08225

Asking \$499,000.00



## COMMENTS

Rare Duplex Opportunity in Northfield – Two Separate Homes on an Oversized Lot! Welcome to 711 First Street, a unique and highly desirable investment property located in the heart of Northfield, NJ. This exceptional offering features two fully detached 2-bedroom, 1-bathroom homes, each with its own private yard—a rare find in this market! Set on an expansive lot, the property offers privacy, space, and a strong income stream with a total monthly rent roll of \$3,900. Both units are tenant-occupied, and each tenant pays their own utilities, minimizing landlord expenses and maximizing cash flow. The rear unit was tastefully renovated just two years ago, offering modern finishes and updated systems. The front unit is well-maintained and provides consistent rental income. Whether you're an investor seeking a high-performing property or a buyer looking to live in one unit while renting the other, this is an outstanding opportunity in a prime location. ?? 711 First Street, Northfield, NJ ?? 2 Units – Each 2 Bedrooms / 1 Bathroom ?? \$3,900 Monthly Rent Roll ?? Huge Lot with Private Yards ?? All Utilities Separately Metered (Tenant-Paid) ?? Renovated Rear Unit (2024) Don't miss this chance to own a true gem in one of Atlantic County's most sought-after neighborhoods! Marketed at a 7% cap as is

## PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Baseboard	Public	Public Sewer



Ask for Phillip Bellucci  
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