

Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



24 Leeds Ave
Pleasantville, NJ 08232

Asking \$1,999,000.00



COMMENTS

8-Family Apartment Building (2 - 4Plexes) Income Producing Multi-Family Rental Property - 16 bedrooms 8 bathrooms - All units Fully Occupied and Completely Renovated - Total Current Monthly Rent Roll - \$15,970.00 - includes rents for all apartments. Buyer pays for CO and other City costs to Close. Gross Rental Income - \$191,640.00.00 Expenses - \$31,591.00 - Net Yearly Rental Income - \$160,049 - Cap Rate 8.0% - Code Enforcement Requirements are in Good Standing, Certificates of Occupancy all current. Several Value-Add Opportunities. Buyer pays for CO and other City Costs to Close. As is Sale.

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Patio	Attached Garage	Dining Area	6 Ft. or More Head
	Three or More Cars	Dining Room	Room
		Laundry/Utility Rm	Finished
		Living Room	
Heating	Cooling	HotWater	Water
Electric	Ceiling Fan(s)	Gas	Public
Gas-Natural	Central		
	Gas		
Sewer			
Public Sewer			

Ask for John McElhiney
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: jjm@bergerrealty.com

