

# Berger Realty

Since 1928



Berger Realty, Inc.  
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27 Pierson Ave  
Somers Point, NJ 08244

Asking \$479,000.00



#### COMMENTS

Investor's Dream or Live-In Opportunity – Duplex at 27 E Pierson Ave! Welcome to this well-maintained duplex located in a desirable neighborhood, offering both solid rental income and future potential. This property features two spacious units: Unit 1: 1 Bedroom, 1 Bathroom. Unit 2: 3 Bedrooms, 1 Bathroom Currently generating \$4,000 /month in rental income, this property is a great opportunity for investors looking for strong cash flow, or for an owner-occupant seeking to live in one unit while renting the other. Additional highlights include: Ample off-street parking for tenants and guests Well-kept interiors with reliable tenants in place Excellent upside potential with a simple reconfiguration of the 2-bedroom unit Don't miss out on this versatile investment in a prime location! Brand new roof!!! 7.25% CAP Rate

#### PROPERTY DETAILS

ParkingGarage	Basement	Heating	Cooling
None	Crawl Space	Baseboard	Window Units
Water	Sewer		
Public	Public Sewer		



Ask for Jeff Haas  
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