

# Berger Realty

Since 1928



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



6 Harvard  
Galloway Township, NJ 08215

Asking \$230,000.00



## COMMENTS

MULTIPLE OFFERS HAVE BEEN RECEIVED - HIGHEST & BEST DUE Monday June 2nd at NOON. HANDYMAN SPECIAL - CASH BUYERS ONLY! Looking for your next flip project? This spacious rancher, situated on a generous lot in the College Park section of Galloway Twp, NJ, is brimming with potential! This estate property has been vacant for over three years and is ready for a complete renovation. Features: Type: Rancher Bedrooms: 4 Bathrooms: 1.5 Square Footage: Approximately 2,000 sq ft Yard: Fenced-in backyard with an in-ground pool (condition unknown) Utilities: Well and septic (condition unknown). Please note: Water is currently not working, DO NOT USE TOILETS. This property is a blank canvas awaiting your vision and expertise. Perfect for a cash buyer looking to Buy, Fix, and Flip! Important Notes: This property is being sold AS-IS. Cash buyers only due to the condition. For safety reasons, no children are permitted on the property. Don't miss this opportunity to transform this diamond in the rough! Contact us today for more information.

## PROPERTY DETAILS

Exterior Vinyl	OutsideFeatures Fenced Yard Needs Work Paved Road Pool-In Ground Shed	ParkingGarage See Remarks	OtherRooms Dining Room Eat In Kitchen Laundry/Utility Room Primary BR on 1st floor Storage Attic
Basement Slate	Water	Call for Cynthia Baller Berger Realty Inc. 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: cyn@bergerrealty.com	Cooling Electric

