

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**69 A Oxford Village**  
**Egg Harbor Township, NJ 08234**

**Asking \$200,000.00**



## COMMENTS

**WELCOME HOME!!** This well-maintained, vacant first-floor unit in desirable Oxford Village offers 2 bedrooms and 1 bathroom. The condo features updated vinyl plank flooring and throughout and carpeting in the bedrooms, a modernized kitchen and bathroom, and includes a stackable washer and dryer for your convenience. Enjoy a brand-new electric range and refrigerator, as well as a private patio with an additional storage closet. Residents also have access to the community pool. Location is everything! Just minutes from major shopping centers, Atlantic City and Ocean City beaches and boardwalks, and with easy access to major highways including the Garden State Parkway and Atlantic City Expressway. Investors MAY rent out from day 1. They do not need to live in the property! No Pets allowed per HOA. Emotional animals ARE allowed with proper documents per HOA Please note: This home is being sold strictly AS-IS. The seller will make no repairs and will not offer any credits at closing. Inspections are for informational purposes only.

## PROPERTY DETAILS

ParkingGarage	Heating	Cooling	HotWater
None	Baseboard	Wall Units	Electric
	Electric		

Water	Sewer
Public Water	Public Sewer



Ask for Frank Shoemaker  
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