

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



**152 Chicago**  
**Egg Harbor City, NJ 08215**

**Asking \$399,999.00**



## COMMENTS

Investor Alert! Discover a rare opportunity with this totally vacant 4-unit property located at 152 Chicago Ave in the heart of Egg Harbor City. Three units features 2 bedrooms and 1 bathroom. One unit has 1 bedroom and 1 bathroom that could be converted into a 2 bedroom, offering excellent rental income potential. Recent upgrades include a brand new roof, and all mechanical systems are in good operating condition—ready for immediate occupancy or renovation. Situated on a double lot, the property also includes a detached garage and ample parking, a huge plus for tenants. Conveniently located close to downtown, shopping, and public transportation, this is a solid addition to any investment portfolio. Don't miss out—schedule your showing today!

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Cooling
Porch	Detached Garage	Radiator	Ceiling Fan(s)
Sidewalks			Electric
HotWater	Water	Sewer	
Gas	Public	Public Sewer	



Ask for Linda Watts  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [ljw@bergerrealty.com](mailto:ljw@bergerrealty.com)

