

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**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 Tom Melchionni  
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