

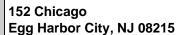


Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com





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 Ceiling Fan(s) Porch **Detached Garage** Radiator Sidewalks Electric

HotWater Water Sewer **Public** Public Sewer Gas



Ask for Thomas Horan Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: tph@bergerrealty.com

