

# Berger Realty

Since 1920



Berger Realty, Inc.  
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320 Campe  
Egg Harbor City, NJ 08215

Asking \$410,000.00



## COMMENTS

This is a fantastic investment opportunity in a great location in Egg Harbor City!! Rare Quad rental unit available immediately. Spacious 2 bedroom 1 bathroom units with their separate entrances! The units all feature eat in kitchens, hardwood floors and ample sized living rooms. \*\*New roof as of 2023\*\* 2 downstairs units are vacant and the 2 upstairs tenants are paying \$1050.00 per month and all are on a month to month lease. The tenants would like the opportunity to stay. Property features a large lot, plenty of on site parking and a desirable quiet location!! Seller is strictly selling as is. Any inspections are for informational purposes only. Buyer is responsible for all inspections and the resale and any rental CO inspection necessary to close. Don't miss out on this opportunity to add this rental property to your portfolio!

## PROPERTY DETAILS

ParkingGarage	OtherRooms	Basement	Heating
None	Eat In Kitchen	Crawl Space	Baseboard
	Living Room		Electric
Cooling	HotWater	Water	Sewer
Window Units	Electric	Public	Public Sewer



Ask for Karen A. Becker  
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