

# Berger Realty

Since 1920



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



320 Campe  
Egg Harbor City, NJ 08215

Asking \$410,000.00



## COMMENTS

\*\*\*An offer has been accepted. Back up offers only at this point. \*\*\*\* 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\*\* Current rent is \$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 selling as is. 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 Lureen "Lani" Calcara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: luc@bergerrealty.com

