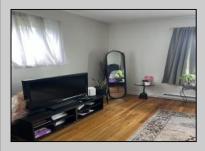




Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300 info@bergerrealty.com













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



Ask for Michael Wallitsch Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: mow@bergerrealty.com

