

# Berger Realty

Since 1928



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



155 Sussex  
Galloway Township, NJ 08205

Asking \$199,000.00



#### COMMENTS

Stunning 2-Bedroom, 1-Bath Apartment - Ground Floor This beautifully updated apartment is located on the Ground floor, featuring two spacious bedrooms, a modern bathroom, and an inviting patio. Recently renovated in 2023, this unit is move-in ready and offers a perfect blend of comfort and convenience. Lease Info: Tenant-occupied until 7/31/2026 current rent payment is \$1,750. Showings will require 48-72 hours' notice for confirmation, with a great tenant in place who plans to stay until next year. No Rental Restrictions: This makes it an excellent opportunity for investors. Walk-Through Video Available: Reach out for a virtual tour of the unit. Location Highlights: Close to schools, shopping, and the shore areas, providing easy access to everything you need. Additional Info: The unit was updated in 2023, and photos were taken before the current tenant moved in. This apartment is a fantastic addition to any investment portfolio, offering steady rental income potential and low maintenance!

#### PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Gas-Natural	Public Water	Public Sewer



Ask for Patricia (Trish) Spengler  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: pjs@bergerrealty.com

