

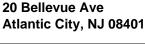


Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com





Asking \$349,900.00











COMMENTS

This is a great investment opportunity with a motivated seller, a multi-family unit in an excellent location. It is a four-unit building that is currently 75% occupied. There is one four-bedroom unit, one two-bedroom unit, and two one-bedroom units, all of which have separate electric meters. The tenants are reliable and have been keeping up-to-date with their rent payments. The location is superb, with easy access to dining, shopping, and cultural centers that offer all necessary amenities nearby. The property is also conveniently located just a block away from the famous casinos and beaches of Atlantic City. It is being sold \"As Is\" and has a gross monthly income of \$4,900. Sold \"AS-IS,\" WHERE IS. Buyer is responsible for all inspections, CO, and certifications. The Seller is not responsible for any repairs, corrections, treatments, remediation, or mitigation. The LBP addendum and rental leases have been attached to the associate\'s documents.

PROPERTY DETAILS			
OutsideFeatures Curbs Sidewalks	ParkingGarage None	Basement Crawl Space	Heating Gas-Natural

CoolingHotWaterWaterSewerElectricGasPublicPublic Sewer



Ask for Ildar Baygeldin Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: ieb@bergerrealty.com

