Berger Realty
Since 1920

Berger Realty, Inc.
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REALTOR

36 Lehigh
Somers Point, NJ 08244

Asking $299,900.00

COMMENTS

DO NOT DISTURB TENANT OR TRESSPASS ON PROPERTYDiscover an exceptional opportunity at 36 Lehigh Dr, Somers Point, NJ 08244—a charming ranch-style home priced at $319,900. Nestled in a serene adult-oriented enclave of Fairways neighborhood, this property offers: 2 cozy bedrooms and 1 full bath. A classic ranch layout spanning six versatile rooms, providing ease of living all on one level Set on a 0.2-acre lot (~8,700?sq?ft), with a thoughtfully maintained yard—plenty of space to relax or entertain Perfect as a turn-key investment opportunity—the property currently enjoys reliable rental income with a tenant in place. Buyers interested in occupying will simply honor or renegotiate the existing lease per local laws . ****This is a great opportunity for investors or buyers looking for immediate rental income with built in tenant. Please note: Any buyer intending to occupy the property as a primary residence will need to honor the existing lease until its expiration or work directly with the tenant for alternate arrangements in accordance with local landlord-tenant laws.***Lease Renewal Start Date: 10/01/2025 Lease Renewal Expiration Date: 09/30/2026 Rent: $2,150.00 Monthly Admin Fee: $11.00 Security Deposit: $1,400.00

PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Gas-Natural	Public	Public Sewer

Ask for David P. Hadtke,
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