

# Berger Realty

Since 1928



Berger Realty, Inc.  
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36 Lehigh  
Somers Point, NJ 08244

Asking \$309,900.00



#### COMMENTS

Discover 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.

#### PROPERTY DETAILS

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



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