

# Berger Realty

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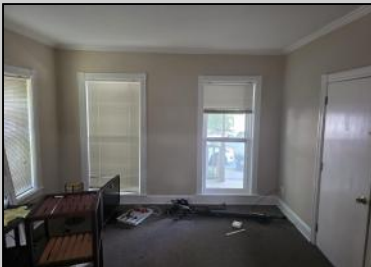
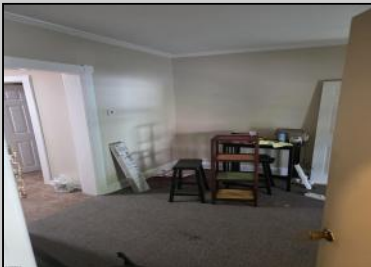
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Ocean City, NJ 08226  
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**71 Union**  
**Lambertville, NJ 08530**

**Asking \$399,990.00**



## COMMENTS

Fantastic Investment Opportunity in the Heart of Lambertville! This classic brick-front duplex offers flexible living space with loads of potential. The first-floor unit features a spacious living room, kitchen, one bedroom, full bath, and a den that could serve as a second bedroom. The second-floor unit features a bright living area, one bedroom with access to a walk-up attic, a full bath, and kitchen. This is an estate sale, and the property is being sold strictly AS-IS—seller has never occupied the home and makes no representations. Buyers are responsible for all due diligence, inspections, and any certifications required. Bonus Opportunity: 73 S Union St which is attached to 71 S Union is also for sale! Perfect chance to purchase two properties side by side to rehab or utilize both properties for your next project. All of this in desirable Lambertville.

## PROPERTY DETAILS

|                 |               |             |         |
|-----------------|---------------|-------------|---------|
| OutsideFeatures | ParkingGarage | Heating     | Cooling |
| Sidewalks       | None          | See Remarks | Central |
| HotWater        | Water         | Sewer       |         |
| Gas             | Public        | Private     |         |



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