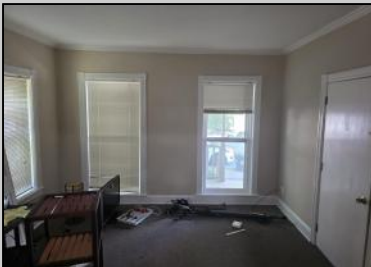
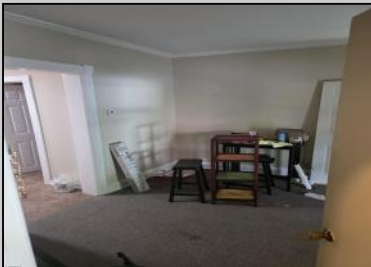


Berger Realty

Since 1920



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



71 Union St
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	



Ask for Phillip Bellucci
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: pjb@bergerrealty.com

