



71-73 Union  
Lambertville, NJ 08530

Asking \$799,980.00



#### COMMENTS

Rare opportunity to own two side-by-side duplexes—making this a unique quadruplex investment—right in the heart of desirable Lambertville. 71 & 73 S Union St are being sold together as one package and present endless possibilities for investors, developers, or owner-occupants looking to generate rental income. 71 S Union features two units: First floor includes a living room, eat-in kitchen, full bath, one bedroom, and a den that could serve as a second bedroom. Second floor offers a living room, kitchen, full bath, and a large bedroom with access to a walk-up attic. 73 S Union also offers two units: First floor (tenant occupied – do not disturb) includes a kitchen, living room, bedroom, and bath. Second floor features a kitchen, living room, full bath, 1 bedrooms, and a walk-up attic. Both homes are being sold AS IS through estate sale, providing a blank canvas for upgrades or redevelopment. Buyers are responsible for all due diligence, inspections, and any certifications required. Just blocks from downtown shops, dining, and the canal path, this is a prime opportunity for rental expansion, condo conversion, or restoration. Don't miss this chance to invest in one of Lambertville's most charming and walkable neighborhoods!

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	Heating	Cooling
Sidewalks	None	See Remarks	Central

HotWater

Water	Sewer
Public	Private

Ask for Michael Devlin

Berger Realty Inc

3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: msd@bergerrealty.com

