

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



623 Wesley  
Pleasantville, NJ 08232

Asking \$99,900.00



## COMMENTS

Investor Opportunity! This diamond in the rough is brimming with potential and ready for a full rehab. Features include a large living room, formal dining room, spacious kitchen, rear bonus room, finished attic, and full unfinished basement. The oversized cleared lot offers plenty of space for expansion or future development. Ideal for a flip or long-term rental hold. Property is being sold strictly AS IS, with the buyer responsible for all occupancy certifications.

## PROPERTY DETAILS

|                    |                 |                         |                  |
|--------------------|-----------------|-------------------------|------------------|
| OutsideFeatures    | ParkingGarage   | OtherRooms              | InteriorFeatures |
| Curbs              | None            | Dining Room             | Storage          |
| Needs Work         |                 | Eat In Kitchen          |                  |
| Porch              |                 | Great Room              |                  |
| Sidewalks          |                 | Primary BR on 1st floor |                  |
| AppliancesIncluded | Basement        | Heating                 | HotWater         |
| Gas Stove          | Full            | Baseboard               | Gas              |
|                    | Inside Entrance | Gas-Natural             |                  |
|                    | Unfinished      |                         |                  |

Water  
Public

Sewer  
Public Sewer



Ask for Brent Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: bak@bergerrealty.com

