

# Berger Realty

Since 1928



Berger Realty, Inc.  
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110 Jeffers Landing  
Egg Harbor Township, NJ 08234

Asking \$399,999.00



## COMMENTS

Multi-family duplex in Egg Harbor Township, NJ! Nestled on a quiet street and just 10 minutes from the beautiful Ocean City beaches. Each unit offers spacious living, private entrances, and great rental potential. In addition to the two main units, there's a bonus loft/mother-in-law suite, adding even more value and flexibility. Featuring a brand new tankless hot water heater, this property is an excellent investment opportunity, whether you're looking to live in one unit and rent the other or grow your portfolio. A rare find in a prime location!

## PROPERTY DETAILS

|                                                                     |                         |                                  |                         |
|---------------------------------------------------------------------|-------------------------|----------------------------------|-------------------------|
| OutsideFeatures<br>Shed                                             | ParkingGarage<br>None   | OtherRooms<br>Laundry/Utility Rm | Basement<br>Crawl Space |
| Heating<br>Baseboard<br>Electric<br>Gas-Natural<br>Hot Water<br>Oil | Cooling<br>Window Units | HotWater<br>Tankless-gas         | Water<br>Well           |

Sewer



Ask for Frank Shoemaker  
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