

# Berger Realty

Since 1928



Berger Realty, Inc  
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105 Cass Ave  
Minotola, NJ 08341

Asking \$235,000.00



## COMMENTS

Seller has accepted an offer. Offers received will be for back-up only. New to the Market! Bring your vision to this lovingly lived-in side-by-side DUPLEX located on a quiet street. Live in one unit and rent the other for extra income — or keep the whole home for your family while still enjoying privacy! One side offers 3 bedrooms and 2 bathrooms (with the second bath accessible for shared or separate use), while the other side features 3 bedrooms and 1 bathroom. The left unit includes a spacious living room, dining area, and nicely sized kitchen. The opposite unit also features an Eat-in Kitchen & Living Room area. There is a shared laundry room with full bath, driveways for both units, and a large backyard perfect for entertaining or expansion. Units are connected to separate electric meters. The unfinished basement is accessible from both sides and features Bilco Doors for an outside entrance. With a little TLC, this property has amazing potential as an investment opportunity or multi-generational home. Home is being sold Strictly AS IS. Buyer responsible for any and all certs as required by municipality including but not limited to Certificate of Occupancy. Easy to show — schedule your appointment today!

## PROPERTY DETAILS

|                 |               |                    |                    |
|-----------------|---------------|--------------------|--------------------|
| OutsideFeatures | ParkingGarage | OtherRooms         | Basement           |
| Porch           | None          | Den/TV Room        | Full               |
|                 |               | Laundry/Utility Rm | Masonry Floor/Wall |
|                 |               | Storage Attic      | Outside Entrance   |
|                 |               | Workshop           | Unfinished         |



Ask for John Tonkinson  
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