

Berger Realty

Since 1928



Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

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237 Guard
Pleasantville, NJ 08232

Asking \$149,000.00



COMMENTS

Investor Alert - 12% Cap Rate!! Being sold as-is, buyers responsible for any certs that might required for a sale. This unit is rented out with good paying tenants at \$1900.00 p/m. Single Family Semi-detached home. Income and Expenses available to qualified investors. Conventional Financing & Private financing available to Investors with appropriate collateral, or buy it with a Bitcoin!

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	None	Dining Area	6 Ft. or More Head
Fenced Yard		Eat In Kitchen	Room
Patio		Laundry/Utility Room	Full
Paved Road			Inside Entrance
Sidewalks			Masonry Floor/Wall
			Plumbing
Heating	Water	Sewer	
Gas-Natural	Public	Public Sewer	
Radiator			



Ask for Troy Eggie
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