

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
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717 Route 50  
Mays Landing, NJ 08330

Asking \$265,900.00



## COMMENTS

Discover a unique opportunity with this versatile 3-bedroom, 2-bath home in Mays Landing—perfect for homeowners seeking flexibility, rental income, or multi-generational living. The home is currently split into two connected living spaces: a 2-bedroom, 1-bath main residence and a separately metered, licensed 1-bedroom, 1-bath rental unit with its own entrance. If desired, the two areas can be easily reconnected via an existing interior doorway and short staircase, allowing the next owner to create a larger single-family layout or keep the functional separation for income potential. The home features fully updated plumbing, newer HVAC in the main section, and a walk-out basement with great storage and additional possibilities. A wood-burning fireplace brings warmth to the living space, and the enclosed front porch, though not currently heated, adds charm and additional utility. Outside, the property offers a private rear yard and deck, great for entertaining or relaxing. Whether you're looking to offset your mortgage by renting out one side, live near family with some separation, or take advantage of a smart investment in a high-demand area, this property delivers flexible value with long-term upside. \*\*\*FREE 1% Interest Rate Reduction for 12 months. Lower your rate 1% below market rate for Year 1 for qualified Buyers. Preferred Lender is offering a 1% below market, Interest Rate Buydown for the 1st year at ZERO cost to the Buyer!\*\*\*

## PROPERTY DETAILS

|                                                                                     |                                |                        |                                                                                                       |
|-------------------------------------------------------------------------------------|--------------------------------|------------------------|-------------------------------------------------------------------------------------------------------|
| Exterior<br>Brick Face                                                              | Outside Features<br>Deck       | Parking/Garage<br>None | Other Rooms<br>Eat In Kitchen<br>Laundry/Utility Room<br>Primary BR on 1st floor<br>Recreation/Family |
|  | Ask for Thomas Byrne           |                        |                  |
|                                                                                     | Berger Realty Inc              |                        |                                                                                                       |
|                                                                                     | 3160 Asbury Avenue, Ocean City |                        |                                                                                                       |
|                                                                                     | Call: 609-399-0076             |                        |                                                                                                       |
| Basement<br>6 Car or More Head Gas-Natural<br>Room                                  | Email to: tfb@bergerrealty.com |                        |                                                                                                       |

Water  
Public

Sewer  
Public Sewer