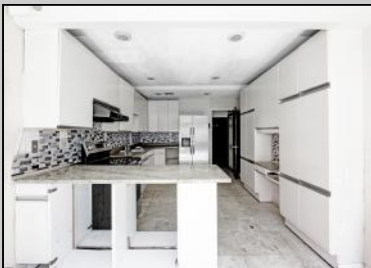


# Berger Realty

Since 1928



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1522 7th  
Pleasantville, NJ 08232

Asking \$315,000.00



#### COMMENTS

HIGHEST AND BEST DUE WEDNESDAY SEPTEMBER 24th by 5:00pm Welcome to 1522 7th Avenue in Pleasantville, a large duplex situated on a corner lot. This property features two spacious units, with one currently tenant-occupied and the other vacant. The vacant unit will require work before occupancy, making this a strong opportunity for buyers ready to add value and customize to their vision. Both residences offer multiple bedrooms and generous layouts, providing the potential for comfortable living arrangements or continued rental income once improvements are made. The property's corner location adds to its appeal while still offering convenient access to shopping, schools, and major roadways. This is a strictly as-is sale. The buyer will be responsible for the Certificate of Occupancy and any and all municipal inspections or requirements.

#### PROPERTY DETAILS

|               |             |        |              |
|---------------|-------------|--------|--------------|
| ParkingGarage | Heating     | Water  | Sewer        |
| None          | Forced Air  | Public | Public Sewer |
|               | Gas-Natural |        |              |

