

# Berger Realty

Since 1928



Berger Realty, Inc.  
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601-603 Main St  
Pleasantville, NJ 08232

Asking \$375,000.00



## COMMENTS

lead paint free Legal Side by Side Duplex, 3 Bedrooms 1.5, extra room that can be use as a flex or study room, Basement for extra storage. Both units have been Renovated. Unit one recently done, Unit two done last year both units were renovated with new laminated and carpeting floors kitchen cabinets and counter tops freshly painted through whole units, renovated Baths. Unit one has updated electrical box. Unit one is Vacant and unit two has a tenant in place that would like to stay. Great Income producer or live in one keep the other rented for extra income to help pay the mortgage. Conveniently located close to schools , business, Atlantic city Express way entrance route 30 and route 40 close to Atlantic city casinos and out lets, Public Transportation and more. As is condition buyer responsible for all certs an c/o. Seller and LA are siblings LA Member of LLC.

## PROPERTY DETAILS

|                 |               |                    |              |
|-----------------|---------------|--------------------|--------------|
| OutsideFeatures | ParkingGarage | Basement           | Heating      |
| Deck            | None          | Crawl Space        | Gas-Natural  |
| Fenced Yard     |               | Full               |              |
| Porch-Enclosed  |               | Inside Entrance    |              |
| Sidewalks       |               | Partially Finished |              |
|                 |               | Plumbing           |              |
| Cooling         | HotWater      | Water              | Sewer        |
|                 | Electric      | Public             | Public Sewer |

Ask for James P. Monroe

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