

# Berger Realty

Since 1928



Berger Realty, Inc.  
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136 New York Ave  
Egg Harbor City, NJ 08215

Asking \$299,999.00



#### COMMENTS

Great rental income on a well maintained duplex. The upstairs unit (unit B) features an updated bath and kitchen, new heater and hot water heater. Unit A features white painted kitchen cabinets and a new hot water heater. The owner also installed a new chimney insert in 2025. Owner maintains lawn service, pest service, and a service plan on the heaters and hot water heaters. 48 Hour notice for appointments.

#### PROPERTY DETAILS

ParkingGarage None	Basement Crawl Space	Heating Gas-Natural Radiator	Cooling Window Units
Water Private	Sewer Public Sewer		



Ask for Ildar Baygeldin  
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