

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



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.

#### PROPERTY DETAILS

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



Ask for Mary Kuchka  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [mk@bergerrealty.com](mailto:mk@bergerrealty.com)

