

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



300-302 Fenton Ave  
Egg Harbor Township, NJ 08234

Asking \$269,000.00



## COMMENTS

Discover a prime investment opportunity for any Investor or Residential Buyer with this exceptional property featuring two fully renovated cottages on one lot, each offering 2 bedrooms and 1 bath. Nestled in a highly desirable neighborhood, both homes underwent extensive upgrades between 2021 and 2022, including new roofs, siding, kitchens, and bathrooms. Long-term tenants—who have resided in the cottages since the renovation—are reliable, punctual with rent, and eager to stay. Whether you're a seasoned investor, entering the real estate market for the first time, or you're looking for your own home with an income property, this income-generating property offers stability, charm, and strong potential for long-term growth. Tenants are currently on a month to month basis. Although the homes are in excellent condition, the Seller is selling them in "AS IS" condition. More pics to come!

## PROPERTY DETAILS

|                         |                       |                       |                                   |
|-------------------------|-----------------------|-----------------------|-----------------------------------|
| OutsideFeatures<br>Deck | ParkingGarage<br>None | Heating<br>Electric   | Cooling<br>Electric<br>Wall Units |
| HotWater<br>Electric    | Water<br>Public       | Sewer<br>Public Sewer |                                   |



Ask for Blake Halliday  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: beh@bergerrealty.com

