

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**5414 & 5418 CHESTNUT AVE**  
**East Vineland, NJ 08360**

**Asking \$550,000.00**



## COMMENTS

CONTRACTORS, LANDSCAPERS, CAR BUFF HERE A 28X70 DETACHED GARAGE FOR EVERYTHING YOU WANT TO DO OR STORE, ALONG WITH A DUPLEX WITH 3 BEDROOMS AND 2 FULL BATHS, ON EACH SIDE TOTAL 6 BEDROOMS 4 BATHS, ( WORK WERE YOU LIVE) LAST RENTAL INCOME WAS 4,450.00 PER MONTH. BOTH SIDE ARE THE SAME, ONE SIDE CAN BE USED AS A IN-LAW IF NEEDED AND HAS ITS OWN KITCHEN. LIVE IN ONE SIDE AND RENT THE OTHER TO PAY YOUR MGT. THIS IS A DUPLEX YOU HAVE TO SEE. ALL ON A LARGE 4 1/2 ACRES OF LAND BEING SOLD AS-IS with buyer responsible for the certificate of occupancy

## PROPERTY DETAILS

|                 |                    |                |             |
|-----------------|--------------------|----------------|-------------|
| OutsideFeatures | ParkingGarage      | OtherRooms     | Basement    |
| Patio           | Detached Garage    | Dining Area    | Crawl Space |
|                 | Heated Garage      | Eat In Kitchen |             |
|                 | Three or More Cars | Great Room     |             |
|                 |                    | Kitchen        |             |
|                 |                    | Living Room    |             |
|                 |                    | Pantry         |             |
|                 |                    | Workshop       |             |
| Heating         | HotWater           | Water          | Sewer       |
|                 | Gas                | Well           | Septic      |



Ask for George Cash  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: gbc@bergerrealty.com

