

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
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**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 and any repairs call for by mgt co or state or local aaagency at buyer expense

## 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	

HotWater  
GasAsk for Monica R

Water

Sewer  
Septic



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