

# Berger Realty

Since 1928



Berger Realty, Inc.  
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6302 Palmer Ave  
Mays Landing, NJ 08330

Asking \$245,000.00



#### COMMENTS

Excellent investment opportunity! This tenant-occupied 3-bedroom, 1-bathroom home offers steady rental income from day one. The property features a spacious living area, functional large open concept kitchen, and generously sized bedrooms. Home features a New Roof, New Siding and New Windows. The home is connected to public water and sewer. With reliable long term tenants already in place and looking to stay, this is a turnkey addition to any rental portfolio. Conveniently located near shopping, schools, and major highways. Instant cash flow and strong rental history make this a smart buy for investors seeking consistent returns. Schedule your appointment Today!

#### PROPERTY DETAILS

|                                           |                       |                         |                        |
|-------------------------------------------|-----------------------|-------------------------|------------------------|
| Exterior<br>Aluminum<br>Shingle           | ParkingGarage<br>None | Basement<br>Crawl Space | Heating<br>Gas-Natural |
| Cooling<br>Ceiling Fan(s)<br>Window Units | Water<br>Public       | Sewer<br>Public Sewer   |                        |



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