

# Berger Realty

Since 1928



Ocean 17  
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6251 Old Harding Hwy  
Mays Landing, NJ 08330

Asking \$215,000.00



#### COMMENTS

Excellent investment opportunity! This tenant-occupied 2-bedroom, 1-bathroom home offers steady rental income from day one. The property features a eat in galley kitchen, den or dining room, spacious living room leading out to a deck and large fenced in backyard. The home features a New Roof, New Tankless Hot water Heater plus 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 | OutsideFeatures<br>Fenced Yard | ParkingGarage<br>None         | OtherRooms<br>Eat In Kitchen |
| Basement<br>Crawl Space         | Heating<br>Gas-Natural         | HotWater<br>Tankless-electric | Water<br>Public              |
| Sewer<br>Public Sewer           |                                |                               |                              |



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