

# Berger Realty

Since 1928



Berger Realty, Inc.  
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615 White Horse Pike  
Hammonton, NJ 08037

Asking \$359,900.00



## COMMENTS

Excellent opportunity for owner-occupants, investors, or business owners! This well-maintained duplex is zoned both commercial and residential, offering rare flexibility for rental income, business use, or future development. The property features a large private driveway with ample parking and a detached garage, ideal for tenants, customers, or additional storage. Unit 1 includes 2 spacious bedrooms, 1 full bath, a bright living room, an eat-in kitchen, and its own private basement—perfect for storage, laundry, or workspace. Unit 2 offers 1 bedroom, 1 full bath, a comfortable living area, and a separate basement, providing added utility and storage. With dual zoning, this property is perfect for an owner looking to live in one unit while operating a business from the property, or for an investor seeking strong rental and commercial potential. The combination of ample parking, flexible zoning, and solid interior layouts makes this an exceptional opportunity in today's market.

## PROPERTY DETAILS

|                 |                 |               |                |
|-----------------|-----------------|---------------|----------------|
| OutsideFeatures | ParkingGarage   | Basement      | Heating        |
| Deck            | Detached Garage | 6 Ft. or More | Head Baseboard |
| Patio           |                 | Room          | Radiator       |
| Porch           |                 | Unfinished    |                |

|       |        |
|-------|--------|
| Water | Sewer  |
| Well  | Septic |



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