



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



2-4 Leeds Ave, Pleasantville, NJ, 08232

Price \$2,200,000.00



#### PROPERTY DETAILS

|              |          |
|--------------|----------|
| Total Rooms  |          |
| Bedrooms     | 0        |
| Baths Full   | 0        |
| Baths Half   | 0        |
| Year Built   | 1988     |
| Type         |          |
| Block Number | 201      |
| Listing #    | 596187   |
| Taxes        | 21915.00 |

#### COMMENTS

**2 Buildings - 8-Family Apartment Building - Income Producing Multi-Family Rental Property - 16 bedrooms 8 bathrooms - 1 Vacancy and being renovated - All other units Fully Occupied and Completely Renovated - Total Current Monthly Rent Roll - \$15,970.00 - includes rents for all apartments. Buyer pays for CO and other City costs to Close. Gross Rental Income - \$191,640.00 Ex...**

#### PROPERTY FEATURES

|                                    |                                                        |                                                                               |                                                    |
|------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------|----------------------------------------------------|
| OutsideFeatures<br>Patio           | ParkingGarage<br>Attached Garage<br>Three or More Cars | OtherRooms<br>Dining Area<br>Dining Room<br>Laundry/Utility Rm<br>Living Room | Basement<br>6 Ft. or More Head<br>Room<br>Finished |
| Heating<br>Electric<br>Gas-Natural | Cooling<br>Ceiling Fan(s)<br>Central<br>Gas            | HotWater<br>Gas                                                               | Water<br>Public                                    |
| Sewer<br>Public Sewer              |                                                        |                                                                               |                                                    |

#### CONTACT

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