

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



613 Beethoven, Egg Harbor City, NJ, 08215

Price \$199,000.00

## PROPERTY DETAILS

|              |               |
|--------------|---------------|
| Total Rooms  | 6             |
| Bedrooms     | 3             |
| Baths Full   | 2             |
| Baths Half   | 0             |
| Year Built   | 1920          |
| Type         | Single Family |
| Block Number | 316           |
| Listing #    | 596666        |
| Taxes        | 5771.00       |

## COMMENTS

*Investment property featuring 3 bedrooms and 2 bathrooms in a prime location in Egg Harbor City. Large kitchen, primary bedroom located on the first floor, Full basement with egress window, offering potential for finishing. Includes a 1-car detached garage on a wide lot. Property requires renovations but presents excellent investment potential....*

## PROPERTY FEATURES

|                 |                 |                         |                 |
|-----------------|-----------------|-------------------------|-----------------|
| OutsideFeatures | ParkingGarage   | OtherRooms              | Basement        |
| Fenced Yard     | One Car         | Eat In Kitchen          | Full            |
| Paved Road      | Detached Garage | Primary BR on 1st floor | Inside Entrance |
| Porch           |                 |                         | Unfinished      |
| Shed            |                 |                         |                 |
| Heating         | Water           | Sewer                   |                 |
| Oil             | Public          | Public Sewer            |                 |

## CONTACT



Ask for David P. Hadtke,  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-412-6592  
Email to: dph@bergerrealty.com

Scan to see Property page.



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