



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

PROPERTY DETAILS



237 Guard, Pleasantville, NJ, 08232

Price \$149,000.00



Total Rooms	6
Bedrooms	3
Baths Full	1
Baths Half	0
Year Built	1935
Туре	Single Family
Block Number	372
Listing #	599679
Taxes	2025.00

## **COMMENTS**

Investor Alert - 12% Cap Rate!! Being sold as-is, buyers responsible for any certs that might required for a sale. This unit is rented out with good paying tenants at \$1900.00 p/m. Single Family Semi-detached home. Income and Expenses available to qualified investors. Conventional Financing & Private financing available to Investors with appropriate collateral, or buy it w...

PROPERTY FEATURES

PROPERTY FEATURES				
OutsideFeatures Curbs Fenced Yard Patio Paved Road Sidewalks	ParkingGarage None	OtherRooms Dining Area Eat In Kitchen Laundry/Utility Room	Basement 6 Ft. or More Head Room Full Inside Entrance Masonry Floor/Wall Plumbing	
Heating Gas-Natural Radiator	Water Public	Sewer Public Sewer		

# CONTACT

Ask for Bader - Collins Associates Berger Realty Inc 3160 Asbury Avenue, Ocean City

Call:

SALE

BADER-COLLINS

BERGE

BADERCOLLINS.COM

Email to: bca@bergerrealty.com http://www.BADERCOLLINS.com



Scan to see Property page.





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



Price \$149,000.00

237 Guard, Pleasantville, NJ, 08232

## PROPERTY DETAILS



**Total Rooms** 6 **Bedrooms** 3 **Baths Full Baths Half** Year Built 1935 Type Single Family **Block Number** 372 Listing # 599679 **Taxes** 2025.00

### COMMENTS

Investor Alert - 12% Cap Rate!! Being sold as-is, buyers responsible for any certs that might required for a sale. This unit is rented out with good paying tenants at \$1900.00 p/m. Single Family Semi-detached home. Income and Expenses available to qualified investors. Conventional Financing & Private financing available to Investors with appropriate collateral, or buy it w...

### **PROPERTY FEATURES**

**OutsideFeatures** OtherRooms ParkingGarage Basement Curbs None Dining Area 6 Ft. or More Head Fenced Yard Eat In Kitchen Room Patio Laundry/Utility Room Full Paved Road Inside Entrance Masonry Floor/Wall Sidewalks Plumbing

Heating Water Sewer Gas-Natural Public Public Sewer Radiator

# CONTACT

Scan to see Property page.



Ask for Bader - Collins Associates **Berger Realty Inc** 3160 Asbury Avenue, Ocean City Call: Email to: bca@bergerrealty.com



http://www.BADERCOLLINS.com