



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



237 Guard, Pleasantville, NJ, 08232

Price \$149,000.00



PROPERTY DETAILS

Total Rooms	6
Bedrooms	3
Baths Full	1
Baths Half	0
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	ParkingGarage	OtherRooms	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
Sidewalks			Masonry Floor/Wall
			Plumbing
Heating	Water	Sewer	
Gas-Natural	Public	Public Sewer	
Radiator			

CONTACT



Ask for John Clarke
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-289-6111
Email to: jwc@bergerrealty.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



237 Guard, Pleasantville, NJ, 08232

Price \$149,000.00



PROPERTY DETAILS

Total Rooms	6
Bedrooms	3
Baths Full	1
Baths Half	0
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	ParkingGarage	OtherRooms	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
Sidewalks			Masonry Floor/Wall
			Plumbing
Heating	Water	Sewer	
Gas-Natural	Public	Public Sewer	
Radiator			

CONTACT



Ask for John Clarke
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-289-6111
Email to: jwc@bergerrealty.com

Scan to see Property page.

