

# Berger Realty

Since 1926



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500  
oc17@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 Troy Eggie  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-425-0992  
Email to: tde@bergerrealty.com

Scan to see Property page.



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