

# 205 MERCER STREET

PHILIPSBURG, NJ 08865 | MLS #: 3700920

**\$295,000** | 8 BEDS | 5.5 BATHROOMS | 4 DRIVE WAY | 3454 SQUARE FEET



View Online: <http://www.viewlisting.info/97048>  
For Instant Photos: Text 904472 To 415-877-1411

Live in one unit and rent 3 other units or use as cash flow investment property with 10% ROI. Located in the heart of Philipsburg mins to shopping, restaurants and park. First Floor front unit 1 bed 1 bath. Back unit 2 beds 1 bath. 2nd Floor 1st unit 1 bed 1 bath 2nd unit has 3 beds 1.5 baths. Rent roll and all invoices for the past 3 years can be provided to interested buyers. Agent Remarks: Tanent Occupied preferred showing days Wednesdays and Sundays with 24 hour notice. Please text Tahmina at 973-885-8048

- Great Investment Opportunity with 10% ROI
- Owner Occupied or investment Property
- Great Location
- Near Shopping, Restaurants, transit and the Park
- Low Maintenance and Taxes



## AGENT INFORMATION



**Manzur Ismailzada**  
P: 9737762352  
M: 9737762352  
License # 1644665  
[mismailzada@fathomrealty.com](mailto:mismailzada@fathomrealty.com)  
[www.MKSellsNJ.com](http://www.MKSellsNJ.com)

**The MK Team of Fathom Realty NJ**  
150-152 Speedwell Avenue  
Morristown, NJ 07960



Disclaimer: All information deemed reliable but not guaranteed.