



62 UNION ST

WHARTON, NJ 07885

\$729,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

5408383

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Well-maintained 3-unit multi-family property offering strong income potential. Key capital improvements already completed. This property features a spacious 3 BR Unit and two 1 BR Units (one larger than the other), providing a versatile rental mix attractive to a broad tenant base. Recent upgrades include a new roof, furnace and hot water heater in each unit, helping to reduce near-term capital expense concerns. The layout allows for solid rental performance with manageable operating oversight for investors. Conveniently located near major roadways, shopping, dining, and everyday services, the property offers practical access to area amenities and commuter routes.

**Fireplace Description: Electric,
Sewer: Public,
Cooling: Window A/C,
Water: City Water**

\$729,000



Great return now, with potential for upside. An excellent opportunity for investors seeking a stable, income-producing asset with major mechanical updates already addressed. Great opportunity to acquire a rare 3 unit multi in Morris.



