

Berger Realty

Since 1928



Berger Realty, Inc.
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126 Portland Ave A&B
Ventnor, NJ 08406

Asking \$599,000.00



COMMENTS

Perfect project for an experienced builder or developer. Being sold in Strictly "As Is/Where Is Condition". Building can be torn down for a new structure to be built on the lot, or property can be completely renovated as a duplex. We recommend any interested buyers speak with the Ventnor City Building & Zoning department. Property needs a complete & total renovation and is not habitable in current condition. Property has been vacant for a number of years. Property was raised after Hurricane Sandy but never completed. Property lacks stairs/steps for access. Property was partially gutted inside. Repairs were never finished/completed. We recommend a buyer have a survey done at buyer's expense to determine the exact property lines. Property may or may not be required to be reraised. It is recommended buyers complete their own due diligence. The property is listed on the tax records as 126 Portland Ave #B, but the mail box in front shows it as 126 N. Portland #A. Note: there is a property next door (on the bay side) with an address of 126 N. Portland Ave. That is a separately owned property, not affiliated with this listing. We recommend a buyer have a survey done at buyer's expense to determine the exact property lines. Cash Offers Only. No Financing. NOTE: Property is being sold with AS IS TITLE. There is an existing lien of approximately \$150,000 which seller will not pay. BUYER will have to resume responsibility for resolving this after settlement. It is possible lien could be removed after a final C.O. is issued if Buyer choses to perform a complete & total rehab on the existing structure. Contacting listing agent for more details.

PROPERTY DETAILS

Basement	Heating	Water
Slab	Gas/Natural	Public

Ask for David P. Radtke,
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