



**122 Melbourne
 Ventnor, NJ 08406**

Asking \$695,000.00



COMMENTS

Rarely available legal duplex on large corner lot on one of the best streets in Ventnor. The property features an updated 1 bedroom, 1.5 bathroom unit on the first floor (big enough to be easily converted to a 2 bedroom) and a 1 bedroom, 1 bathroom unit upstairs. This 38x76 lot has flexibility to be maintained as a rental property, use one unit and off set costs by renting one unit, converting to single family or tearing down to replace with single family or two units! Downstairs lease \$1,430 per month (+\$50/mo for gas); upstairs lease \$1,098 per month; both able to be canceled with a sale and 60 day notice.

PROPERTY DETAILS

ParkingGarage One Car	Basement Crawl Space	Heating Gas-Natural Hot Water Multi-Zoned Radiator	Cooling Ceiling Fan(s) Window Units
Water Public	Sewer Public Sewer		



Ask for Dawn Scarlata
 Berger Realty Inc
 1330 Bay Avenue, Ocean City
 Call: 609-391-1330
 Email to: dns@bergerrealty.com

