

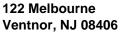


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Asking \$695,000.00











## **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 | Basement    | Heating     | Cooling        |
|---------------|-------------|-------------|----------------|
| One Car       | Crawl Space | Gas-Natural | Ceiling Fan(s) |
|               |             | Hot Water   | Window Units   |
|               |             | Multi-Zoned |                |
|               |             | Radiator    |                |

Water Sewer
Public Public Sewer



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