



**122 Melbourne**  
**Ventnor, NJ 08406**

**Asking \$695,000.00**

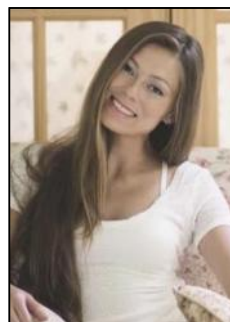


**COMMENTS**

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



Ask for Margarita Kobilianets  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [mak@bergerrealty.com](mailto:mak@bergerrealty.com)

