



218 Dudley  
 Ventnor Heights, NJ 08406

Asking \$445,000.00



### COMMENTS

Both units have 2-bedroom one-bath. Apt 1 rented for \$1830 with yearly lease agreement and Apt 2 rented for \$1800. with yearly lease agreement in place. Monthly Rent Roll - \$3,630. Separate Entrances for each apartment. Nice size backyard area available to tenants. Utilities separate. Apt 1 has Washer/Dryer/Dishwasher. Apt 2 has Washer/Dryer. Both Long-term tenants that love to stay if possible. Apt 2 completely renovated. Some Upgrades are needed in Apt 1 and Exterior.

### PROPERTY DETAILS

ParkingGarage	Heating	Cooling	HotWater
None	Electric	Window Units	Electric
	Gas-Natural		Gas
			Solar
Water	Sewer		
Private	Private		



Ask for Ken Sedberry  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: kas@bergerrealty.com  
<http://www.buytheshore.com>

