



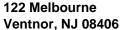
Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



info@bergerrealty.com

info@bergerrealt





Asking \$650,000.00











COMMENTS

Reduced \$45,000! 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



Ask for Alexandra Aylward Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211

Email to: aaa@bergerrealty.com

