

# Berger Realty

Since 1928



Berger Realty, Inc.  
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122 Melbourne  
Ventnor, NJ 08406

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 Jeff Haas  
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