

Berger Realty

Since 1928



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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 | | |

