Berger Realty
Since 1920

Berger Realty, Inc
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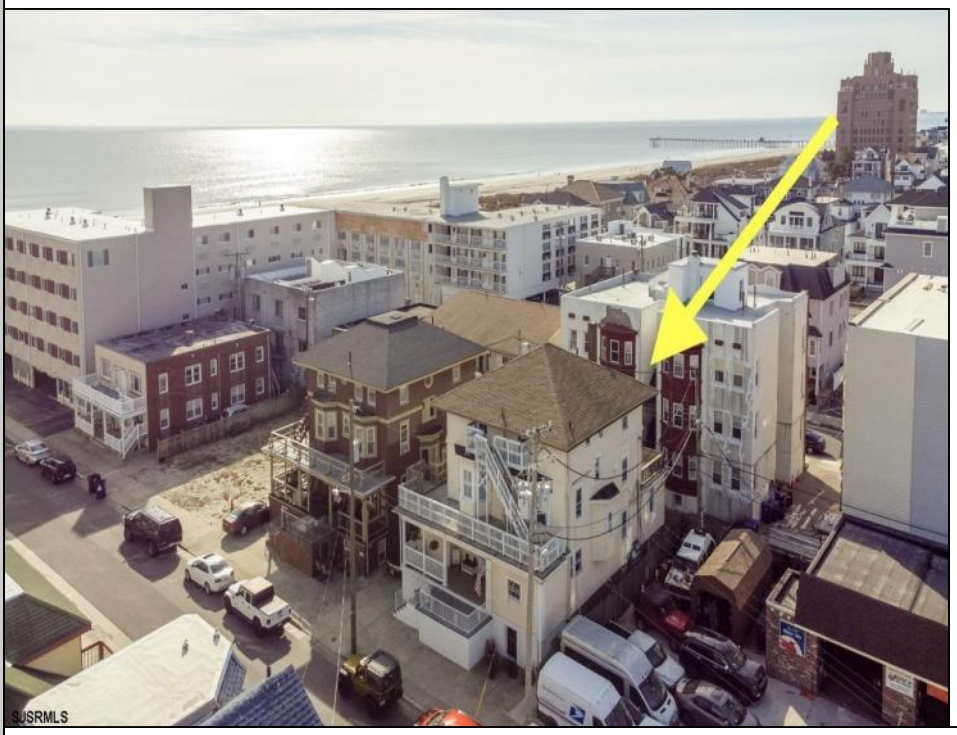
REALTOR

106 Little Rock
Ventnor, NJ 08406

Asking $1,725,000.00



COMMENTS

INVESTOR ALERT! Welcome to 106 S Little Rock, a beach block, 11 unit, multi-family property located in Ventnor. Walking Distance to North Beach Deli, Shopping, Beach, and a short commute to AC Nightlife. This building has been utilized for a mixture of Air BnB and yearly/winter rentals over the past few years. The current rundown of the property is as follows 5 units are being utilized as AirBnB rentals, all 5 have been updated within the past 4 years (bringing in a gross amount of $120,000 over the past 10 months), 3 units are being rented on a yearly basis, one of these has been updated in the past 3 years. (bringing in an additional $14,280 per year), 1 unit is being rented as a winter rental ($5600 per year), 1 Unit is being used for storage, and 1 unit is stripped down to the studs and ready for renovation. This property also includes a 1,300 SqFt basement, communal outdoor shower, and storage shed. Separate electric meters for each unit. Talk about value add, there is so much potential in this project, whether you\'re looking for an AirBnB monster, something you can use as yearly rental income, or a combination of the two. Potential for 10%+ return on your investment. This project needs someone with a vision, and what a great canvas to start with, book your appointment today before the opportunity is gone!

PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Beach Access	None	Laundry/Utility Rm	6 Ft. or More Head Room
Boardwalk Access			Finished
			Full
			Heated

Ask for Carol Cawley
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Water	Sewer
Public	Public Sewer