

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



126 Portland Ave  
Ventnor, NJ 08406

Asking \$849,000.00



## COMMENTS

Lovely beach house duplex ready for its new owner, conveniently located with close proximity to shops and restaurants. Property has been renovated extensively and surrounded by new construction homes. Main level currently occupied by long term tenant. Footprint features two bedrooms with eat in kitchen and rear deck. Second/Third level is currently vacant and features two bedroom with a finished attic for additional living space. Full walkable basement on ground level currently being used for extra storage and laundry facilities. Buyer can enjoy little to no flood insurance due to the property previously being raised. Move in one unit and collect rental income right away on the second unit! Lots of off street parking. Option to purchase mixed use building next door 128 N Portland Ave. (MLS#591805 ) as a package. Buyer is responsible for all inspections, CO, and due diligence.

## PROPERTY DETAILS

|                 |               |                |                    |
|-----------------|---------------|----------------|--------------------|
| OutsideFeatures | ParkingGarage | OtherRooms     | Basement           |
| Deck            | None          | Breakfast Nook | 6 Ft. or More Head |
|                 |               | Dining Area    | Room               |
|                 |               | Dining Room    | Outside Entrance   |
|                 |               | Eat In Kitchen |                    |
|                 |               | Kitchen        |                    |
| Heating         | Cooling       | HotWater       | Water              |
|                 | Multi-Zoned   | Tankless-gas   | Public             |



Ask for Denise Kelley  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: dlk@bergerrealty.com

