



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





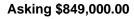








126 Portland Ave Ventnor, NJ 08406





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 Deck	ParkingGarage None	OtherRooms Breakfast Nook Dining Area Dining Room Eat In Kitchen Kitchen	Basement 6 Ft. or More Head Room Outside Entrance



Cooling HotWater Multi-Zoned Tankless-gas Ask for Ken Sedberry Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: kas@bergerrealty.com Water Public

