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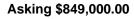








126 Portland Ave Ventnor, NJ 08406





## 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.

ParkingGarage	OtherRooms	
None	Breakfast Nook Dining Area Dining Room Eat In Kitchen Kitchen	Basement 6 Ft. or More Head Room Outside Entrance
Berger Realty 3160 Asbury A Call: 609-399-	Inc venue, Ocean City 0076	Water Public
	Cooling Multi-Zoned Ask for Thoma Berger Realty 3160 Asbury A Call: 609-399-	Dining Area Dining Room Eat In Kitchen Kitchen Cooling HotWater

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