



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

