

# Berger Realty

Since 1928



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



128 Portland Ave  
Ventnor, NJ 08406

Asking \$1,199,000.00



## COMMENTS

Mixed use building offering MANY income streams and a ton of upside potential for a new forward thinking owner! Neighboring new construction properties make this property a great investment. Property consists of 3 residential units, commercial office & garage with first floor storefront lobby. Deep 70ft. garage with both 9ft high front roll up door and rear double door warehouse access. Lots of storage space. Office space is located right next to garage space and features a full bathroom! Unit A has two large bedrooms, upgraded kitchen that overlooks spacious living room. Large washer & dryer room of the kitchen. Unit B is a one bedroom one bath that has been utilized in the past as a short term rental unit. Unit has back deck access. Unit C is an extremely large top floor unit featuring three bedrooms, two full bathrooms, and large kitchen with center island. Private deck access right off the kitchen adds great outdoor living! Unit also features washer and dryer. Bonus of this property is the very large bi-level storage garage in rear of property – this area offers a ton of extra space that is currently not being utilized. Option to purchase multi-family building next door 126 N Portland Ave. (MLS#591803 ) as a package. Seller makes no representations and Buyer is encouraged to do their due diligence on allowable uses. Buyer is responsible for all inspections, CO, and due diligence.

## PROPERTY DETAILS

OutsideFeatures Deck	ParkingGarage Attached Garage One and Half Car Two Car	OtherRooms Breakfast Nook Den/TV Room Dining Area Dining Room Eat In Kitchen Eat Room Kitchen Laundry Utility Rm Living Room Workshop	Heating Gas-Natural
Electric	HotWater Gas	Water Public	Sewer Public Sewer



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

