



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

