



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



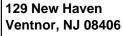












Asking \$735,000.00



## COMMENTS

Alert Investors! Come view this rare to find legal duplex , located on a corner lot with the following dimensions 45 x 62.5. The first floor unit is a tastefully remodelled one-bedroom apartment. This multifamily unitly upper floor contains three bedrooms and one and a half bathrooms. Solar panels, tankless water, and whole-house heating system are all good additions that will save your utility costs. Less than four blocks from the beach, this well-built duplex is situated on Ventnor\'s bayside. Public transit, a Library, and the Ventnor City Fishing Pier are all relatively close to the duplex. There are many dining options within a few blocks. The property is sold in AS IS condition. CO is responsibility to the buyer.

**PROPERTY DETAILS** 

**OutsideFeatures** Bay View Fenced Yard Needs Work Porch-Enclosed Sidewalks

## ParkingGarage

None

OtherRooms Breakfast Nook **Dining Area** Dining Room Florida Room Kitchen Laundry/Utility Rm Living Room

HotWater

Water

Basement

Slab

Public

Cooling

Wall Units Gas Ask for Chris Wannenkless-gas Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: caw@bergerrealty.com



