

# Berger Realty

Since 1920



Berger Realty, Inc.  
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129 New Haven  
Ventnor, NJ 08406

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 unit's 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 | ParkingGarage | OtherRooms         | Basement |
| Bay View        | None          | Breakfast Nook     | Slab     |
| Fenced Yard     |               | Dining Area        |          |
| Needs Work      |               | Dining Room        |          |
| Porch-Enclosed  |               | Florida Room       |          |
| Sidewalks       |               | Kitchen            |          |
|                 |               | Laundry/Utility Rm |          |
|                 |               | Living Room        |          |
| Heating         | Cooling       | HotWater           | Water    |
|                 | Wall Units    | Gas                | Public   |
|                 |               | Hot Water - gas    |          |



Ask for Nicole Williams  
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