

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



4805 Ventnor  
Ventnor, NJ 08406

Asking \$49,900.00



## COMMENTS

Opportunity knocks with this 1 bed / 1 bath basement apartment on the market for under \$50,000. This special price is backed by a very motivated seller. Thought to have possibly once housed the building supervisor, this below-ground unit features a side entrance located under the fire escape, next to the building's shared laundry and bike storage areas. This area does not have direct access to the main building. Acquired as a foreclosure, this property is being sold "as-is" and currently generates \$775/month on a month-to-month lease. Seller may consider holding a 1st purchase money mortgage for no more than 1/2 the purchase price subject to buyer qualifications in the sole discretion of the seller. Terms of the purchase money mortgage shall be subject to negotiation between the parties. Yes, it needs work—but at this price point, it's an incredible investment with immediate rental income. Don't miss your chance to get on the property ladder in Ventnor. Please note the seller is a licensed real estate agent is NJ

## PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Gas-Natural	Public Water	Public Sewer



Ask for Phillip Bellucci  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: pjb@bergerrealty.com

