

# Berger Realty

Since 1928



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



122 Melbourne, Ventnor, NJ, 08406

Price \$695,000.00

### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1940    |
| Type         |         |
| Block Number | 188     |
| Listing #    | 586493  |
| Taxes        | 6503.00 |

### COMMENTS

Rarely available legal duplex on large corner lot on one of the best streets in Ventnor. The property features an updated 1 bedroom, 1.5 bathroom unit on the first floor (big enough to be easily converted to a 2 bedroom) and a 1 bedroom, 1 bathroom unit upstairs. This 38x76 lot has flexibility to be maintained as a rental property, use one unit and off set costs by renting...

### PROPERTY FEATURES

|                          |                         |  |   |
|--------------------------|-------------------------|--|---|
| ParkingGarage<br>One Car | Basement<br>Crawl Space | Heating<br>Gas-Natural<br>Hot Water<br>Multi-Zoned<br>Radiator | Cooling<br>Ceiling Fan(s)<br>Window Units |
| Water<br>Public          | Sewer<br>Public Sewer   |  |   |

### CONTACT



Ask for Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-350-9800  
Email to: mow@bergerrealty.com

Scan to see Property page.



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