



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



122 Melbourne, Ventnor, NJ, 08406

Price \$650,000.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 0       |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1940    |
| Type         |         |
| Block Number | 188     |
| Listing #    | 587863  |
| Taxes        | 6680.00 |

#### COMMENTS

*Reduced \$45,000! 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...*

#### 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 Devlin  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-306-3730  
Email to: msd@bergerrealty.com

Scan to see Property page.



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