



113 Harvard  
Ventnor, NJ 08406

Asking \$649,000.00



SJSRMLS

### COMMENTS

Excellent opportunity to own a duplex in Ventnor! Fully occupied with a fantastic income stream! Located on an OVERSIZED LOT 60x62.5, opportunities are endless! Rent out both units, live in one and rent out the other, or tear down and build side-by-sidetownhomes, in this R7 zoned area, or potentially get a variance to build two single family homes. The ground floor unit features 3 bedrooms and a full bath. The open layout features a breakfast bar in the kitchen and leads to the living room and the 3 bedrooms and full bath. The second floor unit features an open layout with 3 bedrooms and a full bath. You'll be welcomed by a cheerful large porch to relax & enjoy the beach air. The kitchen has vaulted ceilings and the spiral staircase leads to an additional loft area that can be used as an office space or additional bedroom! 2 off street parking spots and large yard to entertain. Fully occupied with a fantastic income stream! Wonderful tenants in both units. 1st floor tenant pays \$1,900 per month. Lease ends 6/30/24. 2nd floor tenant pays \$2,450 per month. Lease ends 11/30/24. Great location, walk to the BEACH & BOARDWALK, and all the best stores and restaurants!!

### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Curbs	None	Dining Area	Crawl Space
Deck		Eat In Kitchen	
Shed		Kitchen	
Sidewalks		Laundry/Utility Rm	
		Living Room	



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