



Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



Asking \$649,000.00

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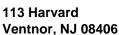














## **COMMENTS**

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 Curbs Deck Shed ParkingGarage None OtherRooms
Dining Area
Eat In Kitchen

Kitchen Laundry/Utility Rm Living Room

Ask for Dawn Scaffata
Berger Realty Inc
Cooling Bay Avenue Water
Ceiling Pany Avenue Lubic ean City

WiCall: 609-391-1330

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**Basement** 

Crawl Space