

# Berger Realty

Since 1928



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



113 Harvard  
Ventnor, NJ 08406

Asking \$649,000.00



#### COMMENTS

\* INVESTOR ALERT!! \* CALLING ALL BUILDERS AND DEVELOPERS!! Excellent opportunity to tear down and build side-by-side townhomes, in this R7 zoned area. Prime location near shopping and dining, just one block to the bay and boat marina, PLUS just 3blocks to the beach and boardwalk!! SO close to all the restaurants, nightlife and shopping. Walk everywhere and enjoy Ventnor!! Call today! Buyer could potentially get a variance to build two single family homes. 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 take advantage of the large lot and build to your liking. 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 andthe 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



Ask for John Tonkinson  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: jtn@bergerrealty.com

