



**106 Avolyn Ave  
Ventnor, NJ 08406**

**Asking \$749,900.00**



#### COMMENTS

Welcome to this rare investment gem offering not just a duplex, but the potential for subdivision, allowing you to own two lots in one of Ventnor's most desirable neighborhoods. This versatile property presents endless possibilities for savvy investors or homeowners seeking additional rental income. Nestled on a spacious lot, this well-maintained duplex features 2 units, upstairs offering 2 bedrooms and 1 bathroom. Downstairs offering 3 bedrooms and 2 bathrooms. The units boast spacious layouts, abundant natural light, and modern finishes throughout, providing comfortable and stylish living spaces for tenants or owners alike. The main unit features a beautiful open space kitchen and living area, along with spacious bedrooms. While the upper unit offers a breakfast nook alongside a charming living room and kitchen. Both units have new vinyl flooring throughout. Outside, the expansive yard offers ample space for outdoor enjoyment, gardening, or potential expansion. There's also a one car garage which can also be used for storage or at home gym. Located in the heart of Ventnor City, this property enjoys close proximity to local beaches, and top rated restaurants in the area, ensuring convenience and comfort for residents. Don't miss this rare opportunity to invest in a property with the potential for immediate rental income and future development. Whether you're an investor looking to expand your portfolio or a homeowner seeking additional income, this duplex is a must-see. Schedule your showing today!

#### PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Fenced Yard	One Car	Den/TV Room	Crawl Space
Outside Shower		Dining Area	
Patio		Eat In Kitchen	
Porch		Kitchen	
Recreation Area		Laundry/Utility Rm	
		Living Room	
Heating	Cooling	HotWater	Water
Baseboard	Ceiling Fan(s)	Electric	Public
Electric	Window Units	Gas	
Forced Air			
Gas-Natural			
Hot Water			
See Remarks			

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# Berger Realty

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Public Sewer



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