

**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     |                |                    |             |
| Sewer           |                |                    |             |

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Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

✉ [oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



Public Sewer



Ask for Kevin Laskowski  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [kml@bergerrealty.com](mailto:kml@bergerrealty.com)

