



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com



Asking \$774,000.00

\_ mre@eergen

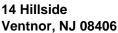


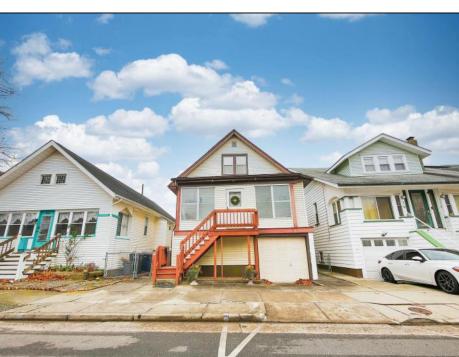












## COMMENTS

Welcome to North Beach of Ventnor! This charming street-to-street property is ideally located just a short stroll from both the beach and the bay, offering a perfect blend of convenience and investment potential. Well-maintained and move-in ready, this duplex features a renovated top unit and a renovated lower-level unit with consistent rental income. The top unit has been beautifully updated with fresh paint, new flooring throughout, and includes 3 bedrooms and 2 full baths—ideal for comfortable living or seasonal enjoyment. The lower unit offers 2 bedrooms and 1 full bath and is currently rented for \$1,700/month with a yearly lease in place, providing steady income. Both units has washer/dryer in unit. This property also features central air conditioning throughout, along with a smart thermostat for added comfort and efficiency. Situated on a streetto-street footprint, the property includes a full garage, additional off-street parking, and ample storage space. The location can't be beat! Just steps away from trendy restaurants, shopping, the bike shop, tennis and pickleball courts, a playground, and even a movie theater with dining options. Whether you\'re looking for a vacation getaway or a long-term investment, this property offers the best of both worlds—enjoy the top unit for yourself and earn income from the lower unit. With plenty of parking, including a garage, convenience is guaranteed. Don\'t miss out-schedule your appointment today!

## **PROPERTY DETAILS**

OutsideFeatures Curbs



ParkingGarage OtherRooms
One Car Den/TV Room
Dining Room

Ask for Mary Kuchkan Kitchen
Berger Realty Inc Kitchen
Laundry/Utility Rm
3160 Asbury Avenue Rean City
Call: 609-399-0076

Ho**EVnaterii** to: mk@be**Vnneer**ealty.com Electric Public Heating Forced Air Gas-Natural

