

# Berger Realty

Since 1920



Berger Realty, Inc.  
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129 New Haven  
Ventnor, NJ 08406

Asking \$735,000.00



## COMMENTS

Alert Investors! Come view this rare to find legal duplex , located on a corner lot with the following dimensions 45 x 62.5. The first floor unit is a tastefully remodelled one-bedroom apartment. This multifamily unit's upper floor contains three bedrooms and one and a half bathrooms. Solar panels, tankless water, and whole-house heating system are all good additions that will save your utility costs. Less than four blocks from the beach, this well-built duplex is situated on Ventnor's bayside. Public transit, a Library, and the Ventnor City Fishing Pier are all relatively close to the duplex. There are many dining options within a few blocks. The property is sold in AS IS condition. CO is responsibility to the buyer.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Bay View	None	Breakfast Nook	Slab
Fenced Yard		Dining Area	
Needs Work		Dining Room	
Porch-Enclosed		Florida Room	
Sidewalks		Kitchen	
		Laundry/Utility Rm	
		Living Room	

Heating

Cooling  
Wall Units

HotWater  
Gas  
Tankless-gas

Water  
Public



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