

# Berger Realty

Since 1928



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

oc17@BergerRealty.com



128 Portland Ave  
Ventnor, NJ 08406

Asking \$1,199,000.00



## COMMENTS

Fully leased & cash flowing w/ long term tenants, mixed use building offering MANY income streams currently. Neighboring new construction properties make this property a great investment. Property consists of 3 residential units, commercial office & garage with first floor storefront lobby. Deep 70ft. garage with both 9ft high front roll up door and rear double door warehouse access. Lots of storage space. Office space is located right next to garage space and features a full bathroom! Unit A has two large bedrooms, upgraded kitchen that overlooks spacious living room. Large washer & dryer room of the kitchen. Unit B is a one bedroom one bath that has been utilized in the past as a short term rental unit. Unit has back deck access. Unit C is an extremely large top floor unit featuring three bedrooms, two full bathrooms, and large kitchen with center island. Private deck access right off the kitchen adds great outdoor living! Unit also features washer and dryer. **\*\*BONUS\*\*** of this property is the very large bi-level storage garage in rear of property – this area offers a TON of extra land space in rear, which is currently only used for storage. Option to purchase multi-family building next door 126 N Portland Ave. (MLS#595963) as a package. Financials available upon request. Seller makes no representations and Buyer is encouraged to do their due diligence on allowable uses. Buyer is responsible for all inspections, CO, and due diligence.

## PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
Two Car	Gas-Natural	Public	Public Sewer



Ask for Laryn Crisci  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: lrc@bergerrealty.com

