

# Berger Realty

Since 1928



Berger Realty, Inc.  
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14 Hillside  
Ventnor, NJ 08406

Asking \$774,000.00



## 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 street-to-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

Outside Features  
Curbs

Parking/Garage  
One Car

Other Rooms  
Den/TV Room  
Dining Room

Heating  
Forced Air  
Gas-Natural



Ask for James Gray  
Berger Realty Inc.  
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Email to: jgh@bergerrealty.com  
Electric

Full Kitchen  
Kitchen  
Laundry/Utility Rm  
Living Room  
Public

