

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**212 Suffolk**  
**Ventnor Heights, NJ 08406**

**Asking \$600,000.00**



## COMMENTS

Excellent opportunity for INVESTORS, or Owner Occupant to have tenant assist w/payment for your housing expense. Priced to Sell - Both units fully renovated - Strictly "As Is Sale." This Duplex has 2 Floors - First Floor Unit 1 - 2 Bedroom 1 Full Bath, washer/dryer/dishwasher. Apt 1 is tenant occupied and will be vacant soon. Second Floor Unit 2 - 2 Bedroom 1 Bath. Apt 2 is currently rented for \$2,000.00 with a yearly lease in place. Close to Beach, Boardwalk, and AC Casinos. This investment may yield more income over long-term. Both apartments have open-concept floor plans, 2 outside sheds, nice size fenced backyard area available to both tenants. Utilities paid separately by tenants, updated South Jersey Gas Efficiency Heating System has been placed in both apartments - Upon closing, this heating system will become the new buyer's heating system and outstanding debt. More details upon request.

## PROPERTY DETAILS

|                 |               |              |             |
|-----------------|---------------|--------------|-------------|
| OutsideFeatures | ParkingGarage | Basement     | Heating     |
| Fenced Yard     | None          | Crawl Space  | Electric    |
| Shed            |               |              | See Remarks |
| Cooling         | Water         | Sewer        |             |
| Ceiling Fan(s)  | Public        | Public Sewer |             |
| Window Units    |               |              |             |



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