



**11 Weymouth Ave  
Ventnor, NJ 08406**

**Asking \$1,300,000.00**



#### COMMENTS

This is the low-maintenance, high-return investment you've been waiting for. Located just two blocks from the beach and one block from the bay, this beautifully updated and fully furnished duplex is positioned in the heart of Ventnor's thriving business district. With a built-in rental audience, professional property management already in place, and no work required on your end, you can simply receive the keys and start earning. This property could easily bring in up to \$60,000 per year in rental income—without lifting a finger. The home features two fully separate rental units. The two-bedroom, one-bath unit could rent for approximately \$2,000 per month, delivering over \$20,000 annually in stable, long-term income. The main suite—offering five bedrooms and two full baths—rents at an average of \$430–\$450 per night during peak seasons, with strong occupancy. In the off-season, this spacious unit rents monthly for \$2,500–\$3,000, providing consistent cash flow throughout the year. Inside, the home blends timeless character with modern updates. The bright and airy Florida room welcomes you with bay windows and a charming window nook. The main living space flows into a sleek, open kitchen equipped with stainless steel appliances and new finishes throughout. Every bathroom has been fully renovated, and the home includes a laundry tower for guest or tenant convenience. Each space is tastefully furnished, so you or your guests can settle in immediately—no staging or upgrades necessary. Outdoors, enjoy a raised design with spacious decks perfect for entertaining or relaxing, plus a private outdoor shower that adds a true beach-town touch. Parking in Ventnor can be a real challenge, with limited availability and metered street spots being the norm—but this property offers a rare and valuable solution: a private driveway and a detached garage, providing convenience and peace of mind for you and your guests. Beyond the property itself, the location is second to none. Situated just a few short blocks from Dorset Avenue, you'll have quick and convenient access to the Garden State Parkway (to NYC) and the Atlantic City Expressway (to Philadelphia). The home is within easy walking distance of supermarkets, Ventnor Movie Theaters (the only movie theaters on the shore in Atlantic County), tennis courts, and some of the area's top restaurants and cafes, including Velo Cafe, Healthy Hippo, Nucky's, Aroma Di Mare, Yama Japanese Restaurant, and the beloved Sack-o-Subs. This is more than a beach house—it's a lifestyle investment that pays you back. Whether you're looking to diversify your portfolio or enjoy the best of Ventnor with income-producing flexibility, this opportunity offers true turnkey ownership with exceptional upside

#### PROPERTY DETAILS

|          |                 |                 |                |
|----------|-----------------|-----------------|----------------|
| Exterior | OutsideFeatures | ParkingGarage   | OtherRooms     |
| Vinyl    | Deck            | Detached Garage | Breakfast Nook |
|          | Enclosed        | Outside One Car | Den/TV Room    |
|          | Shower          |                 | Dining Room    |

# Berger Realty

Since 1928



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|                          |  |                     |                     |  |                                                                                   |
|--------------------------|--|---------------------|---------------------|--|-----------------------------------------------------------------------------------|
|                          |  | Paved Road<br>Porch |                     |  | Eat In Kitchen<br>Florida Room<br>Laundry/Utility Room<br>Library/Study<br>Pantry |
| InteriorFeatures         |  | AppliancesIncluded  | AlsoIncluded        |  | Basement                                                                          |
| Bar                      |  | Dishwasher          | Blinds              |  | Crawl Space                                                                       |
| Carbon Monoxide Detector |  | Disposal            | Curtains            |  |                                                                                   |
| Security System          |  | Dryer               | Furnished           |  |                                                                                   |
| Skylight(s)              |  | Gas Stove           | Partially Furnished |  |                                                                                   |
| Smoke/Fire Alarm         |  | Microwave           | See Remarks         |  |                                                                                   |
| Walk In Closet           |  | Refrigerator        | Shades              |  |                                                                                   |
|                          |  | Self Cleaning Oven  |                     |  |                                                                                   |
|                          |  | Trash Compactor     |                     |  |                                                                                   |
|                          |  | Washer              |                     |  |                                                                                   |
| Heating                  |  | Cooling             | HotWater            |  | Water                                                                             |
| Forced Air               |  | Central             | Gas                 |  | Public                                                                            |
| Gas-Natural              |  |                     |                     |  |                                                                                   |
| Sewer                    |  |                     |                     |  |                                                                                   |
| Public Sewer             |  |                     |                     |  |                                                                                   |



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