

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



**106-108 Dudley Avenue  
Ventnor, NJ 08406**

**Asking \$705,000.00**



## COMMENTS

So many opportunities with this property! This bay block duplex can be used as it is, or take it down and build two units or a large single family home with a pool. Currently 2 units, each with 2 bedrooms and 2 full baths, 1,100 sq feet each. One unit is tenant occupied on a month to month lease and has been renovated, the other unit is vacant and needs updating. Both units have an oversized front deck with bay breezes and a shared back yard for summer BBQ'S. Large shed to store all your beach gear and bikes. Live in one and collect income or build brand new. Separate gas & electric meters. Parking for 6 cars or more. Should be able to get nice bay views, if you build up. Large 50 X 80 lot. Lot is 4000 sq. feet. Plenty of newer construction close by. Beach & boardwalk is less than 3 blocks away and you can walk to stores, restaurants and everything the shore has to offer! Jump on this opportunity, before it is gone! Estate sale so being sold in "AS IS" condition.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Bay View	None	Dining Area	Crawl Space
Porch		Kitchen	
Shed		Laundry/Utility Rm	
Sidewalks			
Heating	Cooling	Water	Sewer
	Window Units	Public	Public Sewer



Ask for Dori Adams  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: doa@bergerrealty.com

