

# Berger Realty

Since 1920



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

Window Units

Water

Public

Sewer

Public Sewer

Ask for Lauren Greiner

Berger Realty Inc

3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: lmg@bergerrealty.com

