

# Berger Realty

Since 1928



Berger Realty, Inc.  
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4 Nashville  
Ventnor, NJ 08406

Asking \$739,000.00



## COMMENTS

Discover a prime investment opportunity at 4 N Nashville Ave in Ventnor City, NJ, a legal duplex just two blocks from the beach and within walking distance of top restaurants, shopping, and Atlantic City nightlife. This fully occupied property features two 2-bedroom, 1-bath units, with Unit 1 currently rented for \$1,450 per month and Unit 2 for \$1,759 per month, generating a gross monthly income of \$3,209 (\$38,508 annually) and offering strong potential for Airbnb or short-term rentals. All photos are pre-tenant occupancy; contact for current rent roll, lease details, and expense history to explore this turnkey income property in one of South Jersey's most desirable coastal communities.

## PROPERTY DETAILS

|                 |               |                    |                    |
|-----------------|---------------|--------------------|--------------------|
| OutsideFeatures | ParkingGarage | OtherRooms         | Basement           |
| Curbs           | One Car       | Breakfast Nook     | 6 Ft. or More Head |
| Deck            |               | Den/TV Room        | Room               |
| Outside Shower  |               | Dining Area        | Finished           |
| Porch           |               | Kitchen            | Heated             |
| Shed            |               | Laundry/Utility Rm |                    |
| Sidewalks       |               | Living Room        |                    |

|            |              |          |        |
|------------|--------------|----------|--------|
| Heating    | Cooling      | HotWater | Water  |
| Forced Air | Wall Units   | Gas      | Public |
|            | Window Units |          |        |



Ask for Graham Ginn  
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