

Berger Realty

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Berger Realty, Inc.
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**4 Nashville
Ventnor, NJ 08406**

Asking \$710,000.00



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 Matthew Bader

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