

# Berger Realty

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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 Patricia (Trish) Spengler  
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