



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



4 Nashville Ventnor, NJ 08406

Asking \$710,000.00











COMMENTS

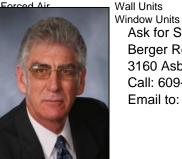
Discover a prime investment opportunity at 4 N Nashville Ave in Ventnor City, NJ, a legal duplex just two blocks from the beach and within walking distance of top restaurants, shopping, and Atlantic City nightlife. This fully occupied property features two 2-bedroom, 1-bath units, with Unit 1 currently 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 shortterm 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
-----------------	----------------

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		

Heating

Sidewalks



HotWater Cooling Water Wall Units Public Gas

Living Room

Ask for Steven Spengler

Berger Realty Inc 3160 Asbury Avenue, Ocean City

Call: 609-399-0076

Email to: srs@bergerrealty.com

