

# Berger Realty

Since 1926



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



106 Avolyn Ave, Ventnor, NJ, 08406

Price \$749,900.00

### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 175     |
| Listing #    | 584089  |
| Taxes        | 8795.00 |

### COMMENTS

Welcome to this rare investment gem offering not just a duplex, but the potential for subdivision, allowing you to own two lots in one of Ventnor's most desirable neighborhoods. This versatile property presents endless possibilities for savvy investors or homeowners seeking additional rental income. Nestled on a spacious lot, this well-maintained duplex features 2 units,...

### PROPERTY FEATURES

|                 |                |                    |             |
|-----------------|----------------|--------------------|-------------|
| OutsideFeatures | ParkingGarage  | OtherRooms         | Basement    |
| Fenced Yard     | One Car        | Den/TV Room        | Crawl Space |
| Outside Shower  |                | Dining Area        |             |
| Patio           |                | Eat In Kitchen     |             |
| Porch           |                | Kitchen            |             |
| Recreation Area |                | Laundry/Utility Rm |             |
|                 |                | Living Room        |             |
| Heating         | Cooling        | HotWater           | Water       |
| Baseboard       | Ceiling Fan(s) | Electric           | Public      |
| Electric        | Window Units   | Gas                |             |
| Forced Air      |                |                    |             |
| Gas-Natural     |                |                    |             |
| Hot Water       |                |                    |             |
| See Remarks     |                |                    |             |
| Sewer           |                |                    |             |
| Public Sewer    |                |                    |             |

### CONTACT



Ask for Karen A. Becker  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-364-0999  
Email to: kab@bergerrealty.com

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