

# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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 Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-350-9800  
Email to: mow@bergerrealty.com

Scan to see property page.



# Berger Realty

Since 1926



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
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 Michael Wallitsch  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-350-9800  
Email to: mow@bergerrealty.com

Scan to see property page.

