

# Berger Realty

Since 1926



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

Price \$710,000.00



## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1940    |
| Type         |         |
| Block Number | 97      |
| Listing #    | 602277  |
| Taxes        | 7836.00 |

## 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...

## PROPERTY FEATURES

|                 |               |                    |                    |
|-----------------|---------------|--------------------|--------------------|
| 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             |
| Gas-Natural     | Window Units  |                    |                    |
| Sewer           |               |                    |                    |
| Public Sewer    |               |                    |                    |

## CONTACT

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