

# Berger Realty

Since 1928



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



211 Sacramento  
Ventnor, NJ 08406

Asking \$449,000.00



## COMMENTS

Bayblock duplex with current Certificate of Non-Conformity needs to be completely renovated. REIT owned and being sold strictly "AS IS". Seller or Seller's Agent do not make any representations or warranties as to the condition. Buyer is responsible for all state and local inspections and repairs that are needed. All questions and concerns should be answered by the Buyer's inspectors and their research including square footage and structure.

## PROPERTY DETAILS

|  |                       |                                  |                       |
|--|-----------------------|----------------------------------|-----------------------|
| OutsideFeatures<br>Deck<br>Fenced Yard<br>Needs Work | ParkingGarage<br>None | OtherRooms<br>Laundry/Utility Rm | Basement<br>Slab      |
| Heating<br>Gas-Natural<br>See Remarks                | HotWater<br>Gas       | Water<br>Public                  | Sewer<br>Public Sewer |



Ask for Lureen "Lani" Calcara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: luc@bergerrealty.com

