

# Berger Realty

Since 1928



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



22 Marion Ave  
Ventnor, NJ 08406

Asking \$1,249,000.00



## COMMENTS

Unique South Side Triplex with Ocean Views. Incredible opportunity to own a well-maintained street-to-street triplex in Ventnor's highly desirable North Beach section—just steps from the sand and offering gorgeous ocean views! This rare find features three distinct units, with two currently owner-occupied and one vacant, ready to generate rental income or be customized for your needs. The property greets you with a charming front porch where you can relax and enjoy the ocean breeze. Step inside to a welcoming foyer that leads into the main-level unit, featuring a renovated kitchen with stainless steel appliances, dual fuel stove, dishwasher, and a nearly brand new refrigerator (purchased December 2024). This unit offers total of 3 bedrooms, and 2 bathrooms - 2 of the bedrooms and a full bathroom, and direct access to a stunning oversized fiberglass deck, newly redone in 2024 located on the main level. The living space continues downstairs to a finished ground-level area with a second full bathroom, bedroom and living area with extensive storage. The utility room with all the mechanicals including a brand-new water heater and upgraded high-velocity ductwork for central air also accessible through this area and from the outside as well. The top-level unit boasts 3 bedrooms, a cozy living room with kitchenette, and an updated full bath—perfect for extended family, guests, or rental income. The middle unit, previously rented and featuring strong rental history, offers 2 bedrooms, 2 bathrooms, in-unit washer/dryer, and spacious living areas cooled with window units. Additional highlights include a fire alarm system for safety, a galvanized steel spiral staircase (installed 4–5 years ago) serving as a fire escape, ample off-street parking from Austin Ave, and an oversized driveway with direct access. The property has separate electric meters. Properties like this are especially rare in this location. Don't miss your chance to own a versatile and prime investment in just blocks from the beach. Schedule your tour today and make this property yours!



Ask for Ben Duncan  
Berger Realty, Inc.  
3160 Asbury Avenue Ocean City  
Call 609-399-0076  
Email: ben@bergerrealty.com



Sewer  
Public Sewer