

# 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 lot access. The property has separate electric meters. Properties like this especially in this location. Don't miss your chance to own a versatile and prime location just blocks from the beach. Schedule your tour today and make this investment win! Property being sold AS-IS



Ask for Lureen Lam, Callara  
Berger Realty, Inc.  
3160 Asbury Avenue Ocean City  
Call 609-399-0076  
Parking Garage Heating  
One Half Car @ Gas Station!  
Email: lac@bergerrealty.com



Sewer  
Public Sewer