

# Berger Realty

Since 1928



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**118 Portland  
Ventnor, NJ 08406**

**Asking \$669,000.00**



## COMMENTS

Summer is here — and so is your chance to finally snag that shore house you've been dreaming about! This 3-bedroom, 2-bathroom fixer-upper in Ventnor is loaded with potential and ready to become your Summer 2025 escape. Whether you're looking to renovate, flip, invest, or build new, this property is a smart opportunity in one of the Shore's hottest markets. Sitting on an impressive 150-foot-deep lot, there's room to expand, create your ideal backyard oasis, or design the perfect beach retreat. Located just a short stroll to both the beach and the bay, you'll enjoy the best of coastal living in a peaceful, residential neighborhood. The home itself offers a well-maintained layout with spacious living areas, sunlit rooms, and tons of charm — just waiting for your personal touch. This is your moment to get into Ventnor at the right price, in the right location, with the right potential. Don't wait — make this your summer project and enjoy the rewards for years to come! Schedule your tour today!

## PROPERTY DETAILS

|   |   |   |  |
|---|---|---|--|
| Exterior<br>Vinyl   | OutsideFeatures<br>Curbs<br>Porch Enclosed<br>Sidewalks | ParkingGarage<br>Detached Garage<br>One Car | OtherRooms<br>Dining Room<br>Eat In Kitchen<br>Laundry/Utility Room<br>Pantry<br>Storage Attic |
| AppliancesIncluded<br>Dishwasher<br>Dryer<br>Gas Stove<br>Microwave<br>Refrigerator<br>Washer | AlsoIncluded<br>Blinds<br>Shades                        | Basement<br>Crawl Space                     | Heating<br>Baseboard<br>Gas-Natural  |
| Cooling<br>Ceiling Fan(s)<br>Window Units   | HotWater<br>Gas   | Water<br>Public                             |  |

