

# Berger Realty

Since 1928



Berger Realty, Inc.  
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**4825 Atlantic**  
**Ventnor, NJ 08406**

**Asking \$399,000.00**



## COMMENTS

Excellent Investment Opportunity – This property boasts strong rental potential with no HOA rental restrictions. The annual gross rental income ranges between \$35,000 and \$40,000, offering attractive returns for both short-term and long-term rental strategies. Just one block from the Ventnor beach and boardwalk! This spacious 3rd-floor condo offers stunning ocean views, 3 bedrooms, 1 full bath, and an open layout filled with natural light. Recently updated with luxury laminate flooring and a remodeled kitchen featuring stainless steel appliances, granite countertops, and an eat-in kitchenette. The building has undergone a full exterior renovation including new siding, windows, and metal roofs. Additionally a stackable washer/dryer is located in the unit. The location of the unit is on the 3rd floor right hand side as you're facing the building. This condo is ideal for a summer getaway or rental income opportunity. Don't miss this one – it won't last!

## PROPERTY DETAILS

|                               |                        |                                   |                                                  |
|-------------------------------|------------------------|-----------------------------------|--------------------------------------------------|
| Exterior<br>Concrete<br>Vinyl | Parking/Garage<br>None | Interior Features<br>Pets Allowed | Heating<br>Baseboard<br>Gas-Natural<br>Hot Water |
| Cooling<br>Ceiling Fan(s)     | Hot Water<br>Gas       | Water<br>Public Water             | Sewer<br>Public Sewer                            |



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