

# Berger Realty

Since 1928



Berger Realty, Inc  
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5405 Winchester Ave  
Ventnor, NJ 08406

Asking \$649,999.00



#### COMMENTS

Discover a rare opportunity to create your dream shore home at 5405 Winchester Ave, nestled in Ventnor City's iconic St. Leonard's Tract—one of the most historic and prestigious neighborhoods along the Jersey Shore. Just one house off the bay, this coveted bay-block property offers stunning water views and is only three short blocks from the beach and boardwalk. You'll be within easy reach of Ventnor's vibrant dining, shopping, and entertainment. Priced at land value, the lot includes approved architectural plans—or continue the transformation already underway with completed structural renovations, new electrical and plumbing systems, a brand-new roof, all-new windows, and partially replaced siding. With potential for a ground-floor garage and expansive decks, this home can be designed to take full advantage of breathtaking bay views. Whether you're a builder, developer, or discerning buyer, this is your chance to invest in the rare charm and enduring value of St. Leonard's Tract—where location, luxury, and opportunity converge. Home being sold AS-IS - Seller makes no promise of repair or warranty. Some Construction materials included with the sale

#### PROPERTY DETAILS

|                  |                       |                        |                 |
|------------------|-----------------------|------------------------|-----------------|
| Exterior<br>Wood | ParkingGarage<br>None | Basement<br>Unfinished | Heating<br>None |
| Water<br>Public  | Sewer<br>Public Sewer |                        |                 |



Ask for Dawn Scarlata  
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