

# Berger Realty

Since 1928



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



400 Derby  
Ventnor, NJ 08406

Asking \$489,777.00



## COMMENTS

Charming Ventnor Home with Endless Potential – Investors Welcome! Welcome to 400 N Derby Avenue — a charming 2-bedroom, 1.5-bath home located in one of Ventnor's most desirable neighborhoods. This property is bursting with potential and ready for someone with vision to bring it to life. Whether you're a first-time homebuyer, a seasoned investor, or looking for a beach town retreat, this home offers a fantastic opportunity at an unbeatable price. Inside, you'll find a functional layout, spacious bedrooms, and natural light throughout. With just a little TLC, you can transform this into the perfect year-round residence, rental property, or vacation getaway. Just minutes from the beach, bay, boardwalk, and the heart of Ventnor's shopping and dining scene, the location is unbeatable. Priced to sell — don't miss your chance to unlock the potential of this Ventnor gem. Schedule your showing today!

## PROPERTY DETAILS

ParkingGarage	Basement	Heating	Water
None	Crawl Space	Baseboard	Public
Sewer			
Public Sewer			



Ask for James Gray Haenn  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jgh@bergerrealty.com

