

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



210 Surrey  
Ventnor Heights, NJ 08406

Asking \$799,000.00



## COMMENTS

Rare Duplex Opportunity in Ventnor Heights – Across from the Bay! Discover the potential of this prime Ventnor Heights duplex, ideally situated just across the street from the bay. Each unit offers 2 bedrooms and 1 full bath with approximately 1,100 square feet of living space. The upper unit is currently owner-occupied, while the lower unit is tenant-occupied on a month-to-month lease—perfect for flexible use or immediate rental income. Set on an oversized 60' x 80' lot, the property features generous side yards on both sides and spacious porches for each unit, offering great outdoor space for relaxing or entertaining. With its desirable location and lot size, this property presents an excellent opportunity for new construction townhomes or continued use as a duplex investment. Fabulous area across from the rowing club and the bay with bay views. Don't miss your chance to own a piece of the Heights just steps from the water!

## PROPERTY DETAILS

|                 |               |                    |             |
|-----------------|---------------|--------------------|-------------|
| OutsideFeatures | ParkingGarage | OtherRooms         | Basement    |
| Deck            | None          | Dining Area        | Crawl Space |
| Porch           |               | Eat In Kitchen     |             |
| Shed            |               | Laundry/Utility Rm |             |
|                 |               | Living Room        |             |
|                 |               | Storage Attic      |             |
| Heating         | Cooling       | HotWater           | Water       |
|                 | Attic Fan     | Electric           | Public      |



Ask for James Monteleone  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jfm@bergerrealty.com

