

# Berger Realty

Since 1928



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

info@bergerrealty.com



510 Derby  
Ventnor Heights, NJ 08406

Asking \$579,000.00



## COMMENTS

Why Buy in Ventnor Heights, NJ (1) Prime Location Without the Price Tag of the Oceanfront. Ventnor Heights offers easy access to the beach and bay without the premium prices of oceanfront streets. You're minutes to the boardwalk, yet nestled in a quiet, residential community that feels more relaxed and local. (2) Walkable, Laid-Back Coastal Vibe. Close to Ski Beach, public bay access, cafes, and local businesses. A true "bike to the beach, paddleboard after work, happy hour on the porch" kind of lifestyle (3) Neighborhood Feel. While much of the island is second-home or rental-heavy, Ventnor Heights maintains a year-round community vibe with friendly neighbors and a sense of pride. (4) Proximity to Everything. You're within minutes of Margate, Longport, and Atlantic City, making it ideal for locals, investors, and vacation homeowners alike. Easy access to the Atlantic City Expressway makes weekend getaways or weekday commuting manageable. (5) Great for Entertaining and Investment. This home at 510 N Derby, offers a larger lot, garage, outdoor shower and outdoor space—perfect for summer entertaining or gives it short-term rental potential. (6) Underrated but Rapidly Rising. It's still a bit of a hidden gem compared to its neighboring beach towns, which means there's long-term upside potential for appreciation and renovation ROI. Whether you're seeking a peaceful year-round residence, a smart investment, or the perfect beach retreat, 510 N Derby Ave delivers the best of Ventnor Heights living—charm, location, and lifestyle all in one. (photo is a rendering of the home. Professional photos are coming soon. Get your first look at this weekends OPEN HOUSES Saturday and Sunday 10a-12p.

## PROPERTY DETAILS



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

Hot Water  
Tankless-gas

