

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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118 Portland  
Ventnor, NJ 08406

Asking \$615,000.00



## COMMENTS

Here's your chance for a fixer-upper at shore that's located in one of Ventnor's hottest neighborhoods! This 3-bedroom, 2-bathroom fixer-upper is loaded with potential and ready to become your Summer escape or your shore investment. Whether you're looking to renovate, flip, invest -- this property is a smart opportunity in one of the Shore's hottest markets. Sitting on an impressive 150-foot-deep lot, there's plenty of room -- create your ideal backyard oasis, or design the perfect beach retreat. Located just a short stroll to the beach and the bay, you'll enjoy the best of coastal living in this cozy residential neighborhood. The home offers a layout with spacious living areas, sunlit rooms, and tons of charm -- just waiting for your personal touch. Opportunity is knocking -- Property is being sold AS-IS. Get into Ventnor at the right price, in the right location, with the right potential. Don't wait -- make this your summer project and enjoy the rewards for years to come! Schedule your tour today!

## PROPERTY DETAILS

|          |                 |                 |                      |
|----------|-----------------|-----------------|----------------------|
| Exterior | OutsideFeatures | ParkingGarage   | OtherRooms           |
| Vinyl    | Curbs           | Detached Garage | Dining Room          |
|          | Porch Enclosed  | One Car         | Eat In Kitchen       |
|          | Sidewalks       |                 | Laundry/Utility Room |
|          |                 |                 | Pantry               |
|          |                 |                 | Storage Attic        |



AlsoIncluded  
Ask for Joyce McManis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: jmm@bergerrealty.com

HotWater  
Gas

Basement  
Main space

Water  
Public

Heating  
Baseboard  
Gas-Natural

