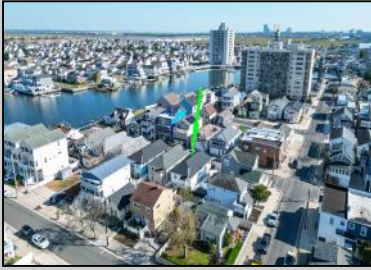


# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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info@bergerrealty.com



200 Sacramento  
Ventnor, NJ 08406

Asking \$870,000.00



## COMMENTS

70,000 rental income call for details. A Ventnor City renovated duplex for sale with bay views on Sacramento Avenue. Four blocks to the beach and boardwalk. This duplex offers a total of 5 bedrooms plus a walk up loft and 2 full baths, garage for storage, deck, front and back outside living space, gated outdoor dining and BBQ area, and an enclosed outside shower. Top floor offers a large spacious newer deck with water views and three bedrooms plus the walk up loft, one full bathroom, living room, dining area and laundry room, a fantastic open concept. Newer mini splits for air and heat. The first floor offers a cute front porch, renovated 2 bedroom one bath apartment with a laundry room and storage for bikes and beach chairs. Includes partial furniture and all large appliances. Baseboard heat and window units for air. Roof is only 2 years young and a newer tank less hot water heater less than 2 years old. New front deck and back stairs and newer garage door. Walk to Newport Marina, Dunkin for coffee, Sapore and Agnes restaurants, shops and more.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Heating
Curbs	Attached Garage	Laundry/Utility Rm	Multi-Zoned
Deck		Loft	See Remarks
Patio			
Cooling	HotWater	Water	Sewer
	Tankless-gas	Public	Public Sewer



Ask for Dawn Warren

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