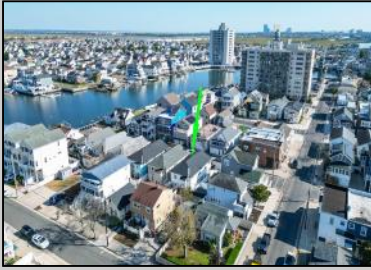


Berger Realty

Since 1928



Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
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 Tanya Pinkerton
Berger Realty Inc
3160 Asbury Avenue, Ocean City
Call: 609-399-0076
Email to: tp@bergerrealty.com

