

# Berger Realty

Since 1928



Ocean 17  
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28 Oakland  
Ventnor, NJ 08406

Asking \$1,099,900.00



## COMMENTS

Welcome to this exceptional 4-unit investment property perfectly situated in the heart of beautiful Ventnor! Just a short 8-minute walk to the beach and across from the bay. Enjoy stunning bay views and bright, spacious living space with high ceilings in every unit. Two of the units are currently occupied by reliable long-term tenants, while the other two have been fully remodeled and now operating as high-performing short term rentals - each boasting top reviews and many returning guests. Nested on a picturesque green street surrounded by everything Ventnor has to offer - gourmet restaurants, cafes, Wawa, movie theater, bay walk and entertainment - all within walking distance. Some of the highlights: roof replaced in 2023, 3 units are 2 bedroom and 1 bath, one unit is 2 bed, 1 office and 1 bath; all utilities are separate (4 gas meters, 4 electric meters). 2 long term units central heat; 2 short term units are central heat and air, brand new kitchens, quartz countertops, SS appliances, new bathrooms and floors. Windows are new or newer. Pictures are for short-term units only, 2 long-term units are not pictured due to privacy reasons. This is your rare opportunity to own a high-income, turn-key property in one of the most desirable areas of the Jersey Shore!

## PROPERTY DETAILS

Outside Features	Parking/Garage	Heating	Water
Bay View	None	Gas-Natural	Public

Sewer



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