

# Berger Realty

Since 1928



Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



**316-318 Hampshire  
Ventnor, NJ 08406**

**Asking \$800,000.00**



## COMMENTS

FOR ALL SHOWINGS CALL LISTING AGENT; Duplex: both units the same layout. 2 bedrooms 2 full baths each unit. Over 1300 sq ft each with possible conversion of dining rm for 3rd bedrooms. Hardwood floors, eat-in Kitchens, separate laundry rooms. Gas heat, CA, front decks. Loads of parking. Large back yard with sheds. 2nd floor vacant (owners' unit) key only so call listing agent for showing. 1st floor, tenant occupied 24-hour notice is required. Sold in as is condition. Buyer responsible for any and all inspections, certs and permits needed.

## PROPERTY DETAILS

|                 |                |                    |             |
|-----------------|----------------|--------------------|-------------|
| OutsideFeatures | ParkingGarage  | OtherRooms         | Basement    |
| Curbs           | None           | Dining Room        | Crawl Space |
| Deck            |                | Eat In Kitchen     |             |
| Fenced Yard     |                | Laundry/Utility Rm |             |
| Needs Work      |                |                    |             |
| Shed            |                |                    |             |
| Heating         | Cooling        | HotWater           | Water       |
| Forced Air      | Ceiling Fan(s) | Gas                | Public      |
| Gas-Natural     | Central        |                    |             |
|                 | Electric       |                    |             |



Ask for Kevin Laskowski  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [kml@bergerrealty.com](mailto:kml@bergerrealty.com)

