

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
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2 Newark  
Ventnor, NJ 08406

Asking \$949,000.00



SJSRMLS

## COMMENTS

Live the shore lifestyle in this fabulous Ventnor duplex, perfectly located just two blocks from the iconic Boardwalk and close to restaurants, shops, and all the best of Ventnor. Use one of both units for your personal use. Sitting on a generous 38' x 76' lot with a deep backyard, this property offers tremendous potential for investment or personal use. The first-floor unit has been recently renovated with an inviting open layout, featuring 2 spacious bedrooms, 2 modern bathrooms, a home office, and a bright sitting area — ideal for year-round living or a relaxing beach retreat. The second and third-floor unit expands your options even further, offering 4 bedrooms, 2 bathrooms, an additional office/sitting room, and a large private deck perfect for entertaining or enjoying ocean breezes. Used by one family for years, this property is in great condition and ready for your personal touch. Whether you choose to rent both units, live in one and rent the other, or create a multi-generational shore escape, this home delivers flexibility, space, and a prime location. An incredible opportunity just steps from the sand — make Ventnor your home by the sea!

## PROPERTY DETAILS

|               |                 |               |            |
|---------------|-----------------|---------------|------------|
| Exterior      | OutsideFeatures | ParkingGarage | OtherRooms |
| Masonry/Block | Patio           | See Remarks   | Workshop   |
| Shingle       | Porch           |               |            |

|                  |                            |               |                 |
|------------------|----------------------------|---------------|-----------------|
| InteriorFeatures | AppliancesIncluded         | Basement      | Heating         |
|                  | Dishwasher                 | 6 Ft. or More | Head Forced Air |
|                  | Ask for David P. Hootke,   | Partial       | Gas-Natural     |
|                  | Berger Realty Inc.         | Slab          | See Remarks     |
|                  | 109 E 55th St., Ocean City | Unfinished    |                 |
|                  | Call: 609-399-4211         |               |                 |



Email to: dph@bergerrealty.com  
HotWater  
Gas

Water  
Public

