Berger Realty
Since 1920

Berger Realty, Inc.
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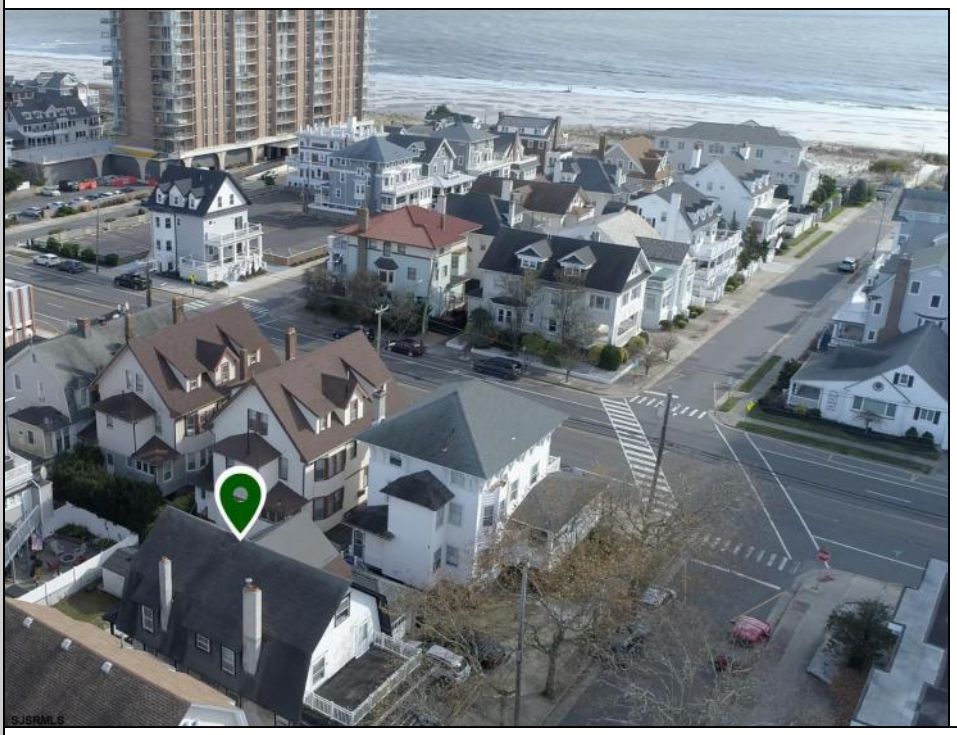
REALTOR

21 Marion
Ventnor, NJ 08406

Asking $799,999.00



COMMENTS

SOUTH SIDE CLOSE TO BEACH!!!! Don't miss this rare opportunity to transform a long-held property or parcel into something truly exceptional. Situated on the desirable south side of Marion Avenue, close to Atlantic Avenue and a short block to the beach and boardwalk, this property offers incredible potential for redevelopment or renovation. Situated on a generous 39\' x 86\' lot, the home has been used as a rental property for decades. The upper unit features 6 bedrooms and 3 bathrooms and is currently vacant, while the ground-level unit offers 2 bedrooms and 1 bathroom, currently tenant-occupied on a month-to-month lease at $1,000/month. The upstairs rental income is not available - it was used as a shared house for over 30 years. The home retains its original character and has been well maintained over the years. Heating is provided by an above-ground oil tank, and documentation for the removal of a previous underground oil tank is available. Please note, this is a nonconforming duplex property. Bring your vision and creativity to life—whether you choose to restore, renovate, or rebuild, the possibilities are endless in this prime beachside location. Property being sold AS-IS and WHERE-IS condition. Schedule your appointment today!

PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Oil	Public	Public Sewer

SALE
BADER-COLLINS
ASSOCIATES
"THE TEAM YOU CAN TRUST"
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Ask for Bader - Collins Associates
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