

# Berger Realty

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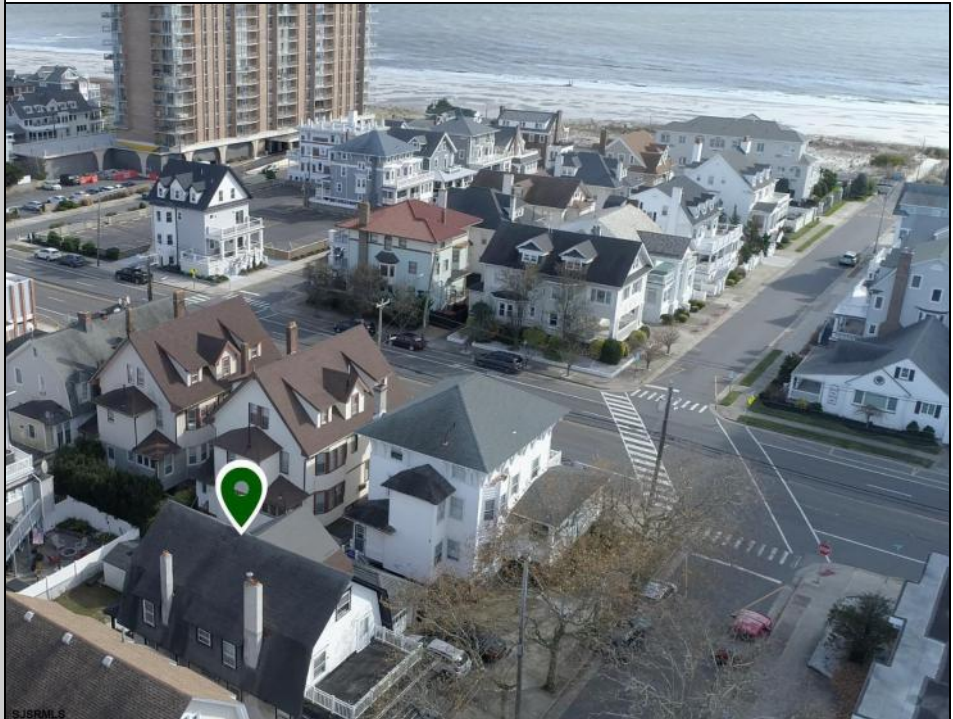


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
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21 Marion  
Ventnor, NJ 08406

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 |



Ask for George Cash  
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