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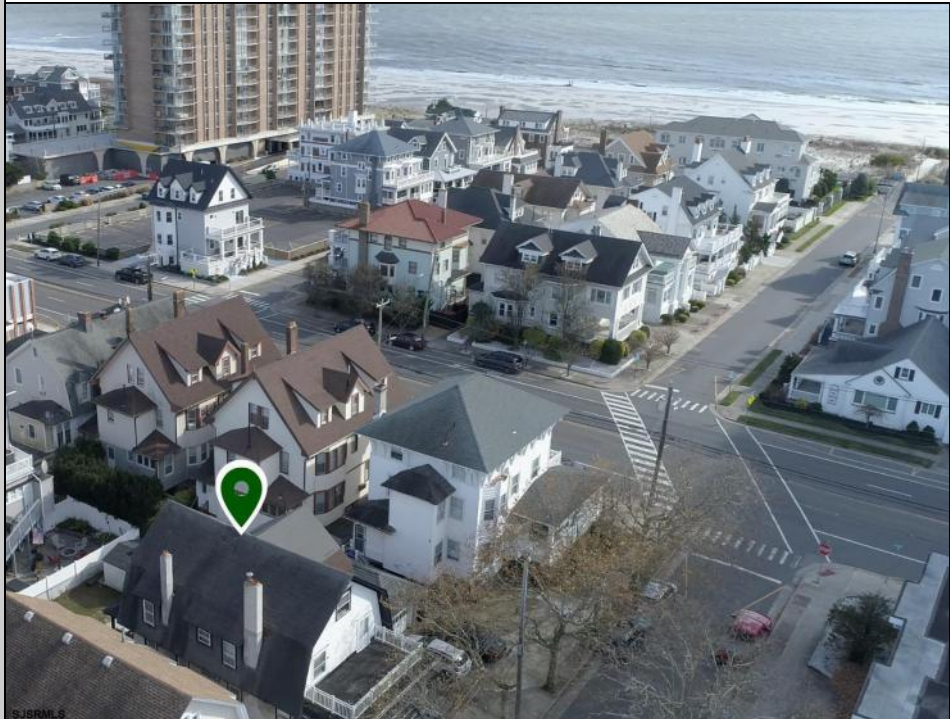
Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@BergerRealty.com



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. Schedule your appointment today!

PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
None	Oil	Public	Public Sewer



Ask for Laryn Crisci
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