

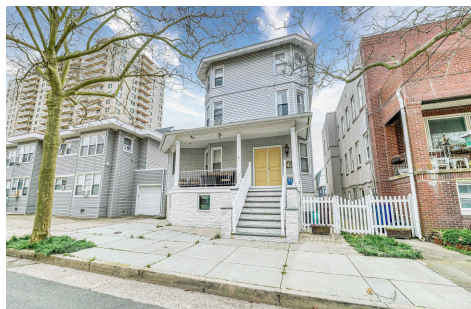


Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



22 Marion Ave, Ventnor, NJ, 08406

Price \$1,249,000.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 48      |
| Listing #    | 595397  |
| Taxes        | 8940.00 |

#### COMMENTS

**Unique South Side Triplex with Ocean Views. Incredible opportunity to own a well-maintained street-to-street triplex in Ventnor's highly desirable North Beach section—just steps from the sand and offering gorgeous ocean views! This rare find features three distinct units, with two currently owner-occupied and one vacant, ready to generate rental income or be customized...**

#### PROPERTY FEATURES

|                 |                  |             |              |
|-----------------|------------------|-------------|--------------|
| OutsideFeatures | ParkingGarage    | Heating     | Cooling      |
| Deck            | One and Half Car | Gas-Natural | Central      |
| Ocean View      |                  |             | Window Units |
| Water           | Sewer            |             |              |
| Public          | Public Sewer     |             |              |

#### CONTACT

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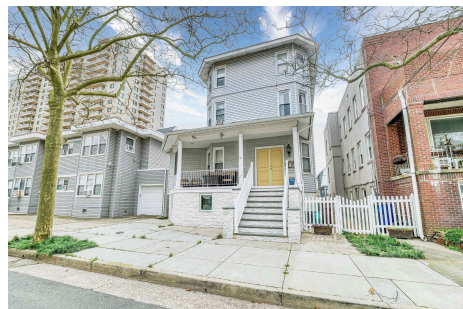


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