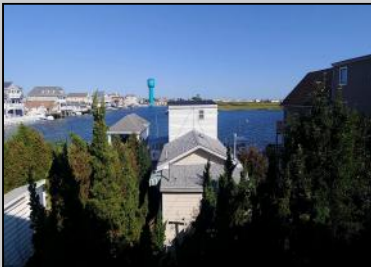


# Berger Realty

Since 1928



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



5405 Winchester  
Ventnor, NJ 08406

Asking \$699,000.00



#### COMMENTS

Do not miss this redevelopment opportunity located in the St. Leonard's Tract Historic Neighborhood. The property location is just off the Bay and three short blocks to the Ventnor Beach and Boardwalk. Located with in a short walk to the Ventnor Movie Theater complex featuring Nucky's Restaurant and Bar, the AAAA Bike Shop, Tennis and Pickleball Courts, Wawa, additional restaurants located on Ventnor and Atlantic Avenues and much more! The property is being sold as land value. Design and Build your Shore home with decks with bay views and a garage on the first floor!! Design and build a totally compliant new home to take advantage of the bay views and on site off street parking. There is a five (5) year 30% real estate tax abatement program available for new constructed compliant homes. Seller is entertaining all offers at this time. Showing are by appointment only.

#### PROPERTY DETAILS



Ask for Lureen "Lani" Calcara  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: luc@bergerrealty.com

