

# Berger Realty

Since 1920



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20 Baton Rouge  
Ventnor, NJ 08406

Asking \$849,000.00



## COMMENTS

Explore this charming triplex located just steps from the picturesque beaches of Ventnor. Spanning nearly 3200 square feet, this versatile property offers excellent potential for both short-term rentals and long-term leases, making it a superb investment opportunity. The layout includes three beautifully updated apartments: Unit A on the ground floor boasts three spacious bedrooms, two bathrooms, and a large living area with high ceilings. Unit B on the second floor features two bedrooms, two bathrooms, an office nook, a modern kitchen, and an in-unit laundry closet. The top floor houses Unit C, which includes one bedroom and 1.5 bathrooms. Additional amenities include a full basement with a utility room, laundry facilities, and extensive storage space. Exterior features encompass a driveway with room for over two cars, a converted shed, an outdoor shower, and a cozy backyard area. Its prime location near the boardwalk and Atlantic City casinos adds to its appeal as an ideal Airbnb destination or as a personal summer retreat with rental options. Don't miss this golden opportunity to own a piece of the South Jersey Shore.

## PROPERTY DETAILS

OutsideFeatures	ParkingGarage	OtherRooms	Basement
Outside Shower	None	Den/TV Room	6 Ft. or More Head
Shed		Dining Room	Room
		Eat In Kitchen	Full
		Kitchen	Outside Entrance
		Laundry/Utility Rm	Partially Finished
		Living Room	



Ask for Bob Wilkins  
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Water

