

# Berger Realty

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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        |                    |



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Water

