

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



20 Baton Rouge, Ventnor, NJ, 08406

Price \$899,000.00

### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   | 1930    |
| Type         |         |
| Block Number | 47      |
| Listing #    | 586445  |
| Taxes        | 9891.00 |



### COMMENTS

*Come and see this multi-family, masonry building with three apartments, located less than a block and a half from the boardwalk and the ocean. The triplex with its 3,176-square-feet has the following layout: 1st floor: 3 bedrooms, 2 full bathrooms. 2nd floor: 2 bedrooms, 2 full bathrooms. 3rd floor: 1 bedroom, 1.5 bathrooms. All three units have central AC and separate ut...*

### PROPERTY FEATURES

|                 |               |                    |                    |
|-----------------|---------------|--------------------|--------------------|
| 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        |                    |
| Heating         | Cooling       | HotWater           | Water              |
| Forced Air      | Central       | Gas                | Public             |
| Gas-Natural     | Electric      |                    |                    |
| Sewer           |               |                    |                    |
| Public Sewer    |               |                    |                    |

### CONTACT



Ask for Thomas Horan  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-602-7330  
Email to: tph@bergerrealty.com

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