



**4303 Ventnor  
 Atlantic City, NJ 08401**

**Asking \$750,000.00**



**COMMENTS**

Step into the epitome of versatility with this extraordinary mixed-use property listing located in the Chelsea District of Atlantic City, just a few blocks to Ventnor and 2 blocks to the beach! This dynamic gem seamlessly blends commercial and multifamily spaces, offering endless possibilities for savvy investors and entrepreneurs alike. There are 3 units and a store front; two of the units have 2 beds, 1 bath each, the third unit has 3 beds, 2 baths, the storefront is 1200 sq ft, each unit has a current positive cash flow. The ground floor beckons with prime retail space, perfect for launching your next business venture or leasing out for lucrative returns. Above, discover meticulously designed residential units, each exuding comfort and style, providing a haven for tenants seeking urban living with a touch of luxury. With its strategic location in a bustling neighborhood and its potential for multiple streams of income, this property isn't just a space; it's an investment in limitless potential and prosperity. Don't miss your chance to own a piece of the future – seize this opportunity today! May qualify for conventional or FHA financing. Considered Neighborhood Commercial

**PROPERTY DETAILS**

ParkingGarage	Basement	Heating	Water
Detached Garage	6 Ft. or More	Head Gas-Natural	Public
	Room		
	Finished		



Ask for Dale Collins  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: djc@bergerrealty.com  
 http://www.BADERCOLLINS.com

