



**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 Rachel Barbagello
 Berger Realty Inc
 1330 Bay Avenue, Ocean City
 Call: 609-391-1330
 Email to: rpb@bergerrealty.com

