

# Berger Realty

Since 1928



Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
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1 Victoria Ave  
Ventnor, NJ 08406

Asking \$1,699,000.00



#### COMMENTS

Wonderful opportunity to own a mixed-use property in the heart of Ventnor! Very well known commercial space has been used for decades as an ice cream & water ice business. Commercial portion of property (5304 Ventnor Avenue) has approx. 2,640 sq. ft. of space & side door access on Victoria Avenue for deliveries. This prime location is just steps to shopping, dining, Ventnor Movie Theater, Wawa, & Sack O' Subs. Just 2 blocks to the boardwalk/beach and 1 block to the bay. The upstairs portion of property (1 S. Victoria Avenue) has approx. 2,640 sq. ft. of newly renovated living room, dining room and kitchen space. 4 bedrooms & 1 bath. Front & side decks, detached garage. This is a unique opportunity to own a work & home space. Call us today for more information!

#### PROPERTY DETAILS

ParkingGarage	Heating	Water	Sewer
One Car	Gas-Natural	Public	Public Sewer



Ask for Phillip Bellucci  
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