

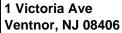


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com









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 Steven Spengler Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: srs@bergerrealty.com

