

# Berger Realty

Since 1920



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



4825 Atlantic Ave  
Ventnor, NJ 08406

Asking \$499,000.00



## COMMENTS

Great commercial space with business for sale including liquor license to be sold separately - call listing agent for pricing. Liquor license is a Plenary Retail Distribution license with transit. Bruno's Italian Market! CURRENTLY DELI / LIQUOR STORE - Ready to Sell - Residential Neighborhood - Super Location !! Current Owner relocating - Liquor License Included - Great Opportunity for Owner/Operator. Own your own Retail/Liquor store with Real Estate (Packaged together). NO rent to pay, just Condo Fee (\$440/Mo) plus electric and property taxes. Store is small enough for a Single Owner/Operator to manage. It was run as a Deli/Liquor Store by the current owner who has retired. Great potential for owning this unique business in a residential area surrounded by multiple mid-rise buildings (Think Deliveries) and only 1 block from very busy Ventnor beach with lots of tourist and foot traffic. Minimal competition in the immediate area. Store is +/- 1,000sf which includes a back storage room and a bathroom with commercial sink. This opportunity won't last long as it is in a perfect setting to serve both local and year-round residents of Atlantic City and Ventnor. Great location, this area is really heating up. Multiple BYOB restaurants in the immediate area as well.

## PROPERTY DETAILS



Ask for Tom Melchionni  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: tom@bergerrealty.com

