

# Berger Realty

Since 1920



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



301 Dorset  
Ventnor Heights, NJ 08406

Asking \$1,899,000.00



## COMMENTS

Endless Possibilities on a Prime Ventnor Corner Lot! Welcome to Ventnor Produce & Deli, a rare 80x100 8,000 sq ft. corner property loaded with opportunity and flexibility. Boasting 7 dedicated parking spaces, two convenient driveways, and a rich history as both a Wawa and indoor pickleball facility, this building is ready to become whatever you envision. Whether you're dreaming of a trendy restaurant, modern office space, boutique market, or even a mixed-use building with commercial below and residential above—this space delivers. The sale includes over \$100,000 in commercial-grade refrigeration, deli, and storage equipment, making it turnkey-ready for food and beverage operations. Located in the heart of booming Ventnor, one of the most desirable and fastest-growing beach towns at the Jersey Shore, this is a high-traffic, high-visibility location that's ready for your next big move. Opportunities like this don't come around often.

## PROPERTY DETAILS

Exterior Stone Vinyl	OutsideFeatures Fence Security Light/System Sign	ParkingGarage 6 to 10 Spaces	InteriorFeatures Display Windows Handicap Features Restroom Security System Smoke/Fire Alarm Storage
Basement Slab	Water Public	Sewer Public Sewer	

