

# Berger Realty

Since 1920



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301 Dorset  
Ventnor Heights, NJ 08406

Asking \$1,499,000.00



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

