

# Berger Realty

Since 1928



Berger Realty, Inc.  
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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 | OutsideFeatures       | ParkingGarage  | InteriorFeatures  |
| Stone    | Fence                 | 6 to 10 Spaces | Display Windows   |
| Vinyl    | Security Light/System |                | Handicap Features |
|          | Sign                  |                | Restroom          |
|          |                       |                | Security System   |
|          |                       |                | Smoke/Fire Alarm  |
|          |                       |                | Storage           |



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