



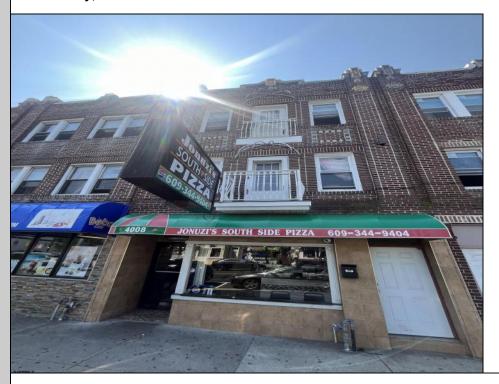
Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



info@bergerrealty.com

4008 Ventnor Atlantic City, NJ 08401

Asking \$519,000.00



## **COMMENTS**

Excellent Investment Opportunity! This mixed-use commercial property features a fully leased ground-floor unit currently occupied by a successful pizza business, providing immediate rental income. The second floor offers two spacious 3-bedroom, 1-bathroom apartments, perfect for steady residential cash flow. Located in a high-visibility, high-traffic area, this property is ideal for investors or owner-operators seeking a prime business location with additional rental potential. Don\t miss out on this versatile and income-generating opportunity!

## PROPERTY DETAILS

Exterior OutsideFeatures Water Sewer
Brick Sign Public Public Sewer



Ask for Joan S. Spencer
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330

Email to: jss@bergerrealty.com

