

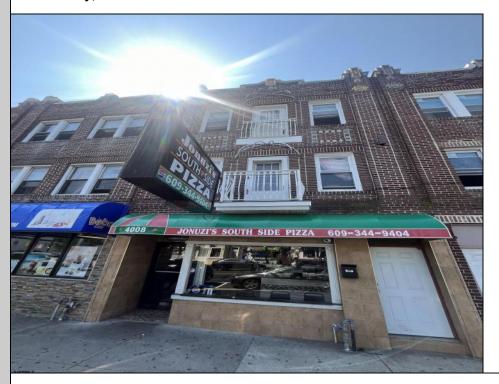


Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 info@bergerrealty.com



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 Sewer Water Brick Sign **Public Public Sewer** 



Ask for Matthew Bader Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: mhb@bergerrealty.com

