

# Berger Realty

Since 1928



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 | Water  | Sewer        |
| Brick    | Sign            | Public | Public Sewer |



Ask for Sean McGinnis  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: smc@bergerrealty.com

