

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



3911 Ventnor  
Atlantic City, NJ 08401

Asking \$1,400,000.00



#### COMMENTS

Versatile Mixed-Use Commercial Property with Income and Expansion Potential! This unique building features a total of 5 storefronts, including two combined units previously used as a bar, offering a prime opportunity for a new hospitality or retail venture. Three additional storefronts include two vacant spaces ready for occupancy and a fully leased barber shop generating \$1,400/month. Bonus attached rear warehouse offers ideal space for storage, workshop, or automotive use. The second floor boasts three fully renovated apartments, featuring all-new kitchens, flooring, bathrooms, and windows. Two 2-bedroom units are leased at \$1,550 and \$1,400 yearly, while a 3-bedroom unit is currently being completed. This property offers strong income with room to grow, ideal for investors or owner-operators looking to capitalize on a multi-use space with high upside. Endless potential in a strategic location!

#### PROPERTY DETAILS

Exterior	Water	Sewer
Brick Face	Public	Public Sewer



Ask for Jeff Haas  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: jsh@bergerrealty.com

