

Berger Realty

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Berger Realty, Inc.
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**3901 Ventnor
Atlantic City, NJ 08401**

Asking \$1,400,000.00



COMMENTS

Modern 6,000 sq ft Mixed-Use Building, only 2 blocks away from Beach and Boardwalk, less than a block from Stockton University campus, 5 miles to Ventnor, Only 6 years young, this property is a rare find combining immediate cash flow with flexible upside potential. Fully leased lower level – Ice cream shop (\$2,553/mo, month-to-month) + restaurant (\$4,500/mo, annual lease) with full restaurant equipment included. Endless possibilities upstairs on the second level. Buyers can choose from: two 2-bedroom apartments or 2 units commercial space (NC-1 zoning: office, retail, light commercial, and more). High-demand location with only \$4101 per year in taxes – steps from Stockton University campus, with easy access to public transportation and strong foot traffic year-round ideal for an investor who is looking for ROI or an entrepreneur envisioning own customized space, this property combines steady income, prime location, and endless possibilities.

PROPERTY DETAILS

Exterior	Parking/Garage	Interior Features	Basement
See Remarks	1 to 5 Spaces	220 Volt Electricity	Slab
		440 Volt Electricity	
		Display Windows	
		Fire Sprinkler System	
		Handicap Features	
		Living Space Available	
		Smoke/Fire Alarm	
		Three Phase Electric	



Ask for Leon Grisham
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