

Berger Realty

Since 1928



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 440 Volt Electricity Display Windows Fire Sprinkler System Handicap Features Living Space Available Smoke/Fire Alarm Three Phase Electric | Slab |



Ask for Ludwik Samerski
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