

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



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