

Berger Realty

Since 1928



Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



4012 Ventnor
Atlantic City, NJ 08401

Asking \$459,900.00



COMMENTS

Commercial Mixed-Use Property – Prime Location Near Stockton University! Excellent investment opportunity featuring a well-established barber shop on the ground floor and two spacious 3-bedroom apartments above. Both residential units are fully occupied, generating steady rental income, while the commercial tenant provides additional stability. Located close to Stockton University, this property benefits from high visibility, strong foot traffic, and consistent demand from students, staff, and the surrounding community. The apartments offer comfortable layouts, making them attractive for long-term tenants. This fully occupied mixed-use building combines commercial and residential income in a desirable area, making it a smart addition to any investor's portfolio.

PROPERTY DETAILS

Exterior Brick	ParkingGarage Off Street	Heating Gas-Natural Radiator	Cooling Wall Units Window Units
HotWater Gas Tankless-gas	Water Public	Sewer Public Sewer	



Ask for Cassidy Fletcher
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: crf@bergerrealty.com

