



**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	



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