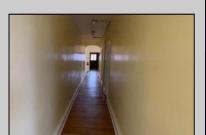




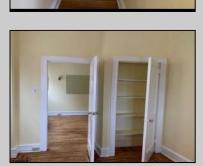
Berger Realty, Inc.
3160 Asbury Avenue
Ocean City, NJ 08226
1-877-237-4371 / 609-399-0076
info@bergerrealty.com





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 ParkingGarage Heating Cooling
Brick Off Street Gas-Natural Wall Units
Radiator Window Units

HotWater Water Sewer
Gas Public Public Sewer

Tankless-gas



Ask for Michael Moss Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076

Email to: mvm@bergerrealty.com

