

Berger Realty

Since 1920



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



3816 Ventnor Ave
Atlantic City, NJ 08401

Asking \$489,000.00



COMMENTS

Exceptional investment opportunity just minutes from Stockton University and the vibrant energy of Atlantic City's beaches, casinos, shopping, and transit hubs. This mixed-use triplex offers immediate cash flow and future upside. Ground Floor Retail: Pizza Shop Leased for 3 years under a triple net (NNN) lease—stable income with minimal landlord expenses. Second Floor Residential: Currently rented at \$1,500/month, providing consistent residential income. Third Floor Potential: Vacant unit with projected rent of \$2,000/month—ideal for student housing, short-term rental, or long-term tenant. Investment upside: Fully occupied, this property could generate over \$50,000 annually. Add value with cosmetic upgrades or strategic leasing. SHOWINGS TO BEGIN 10/17 Whether you're an investor seeking passive income or a buyer looking to occupy and rent, this triplex delivers flexibility, location, and long-term growth.

PROPERTY DETAILS

OutsideFeatures Deck	ParkingGarage None	Heating Hot Water	HotWater Electric
Water Public	Sewer Public Sewer		



Ask for Carol Cawley
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: clc@bergerrealty.com

