

# Berger Realty

Since 1920



Berger Realty, Inc.  
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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<br>Deck | ParkingGarage<br>None | Heating<br>Hot Water | HotWater<br>Electric |
| Water<br>Public         | Sewer<br>Public Sewer |                      |                      |



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