

# Berger Realty

Since 1926



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



4008 Ventnor, Atlantic City, NJ, 08401

Price \$519,000.00

## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 196     |
| Listing #    | 597858  |
| Taxes        | 9317.00 |

## COMMENTS

*Excellent Investment Opportunity! This mixed-use commercial property features a fully leased ground-floor unit currently occupied by a successful pizza business, providing immediate rental income. The second floor offers two spacious 3-bedroom, 1-bathroom apartments, perfect for steady residential cash flow. Located in a high-visibility, high-traffic area, this property is...*

## PROPERTY FEATURES

|          |                 |        |              |
|----------|-----------------|--------|--------------|
| Exterior | OutsideFeatures | Water  | Sewer        |
| Brick    | Sign            | Public | Public Sewer |

## CONTACT



Ask for Dawn Warren  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-4966  
Email to: dew@bergerrealty.com

Scan to see Property page.



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