

# Berger Realty

Since 1926



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



3901 Ventnor, Atlantic City, NJ, 08401

Price \$1,400,000.00



## PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	2019
Type	
Block Number	231
Listing #	599913
Taxes	4101.00

## COMMENTS

*Modern 6,000 sq ft Mixed-Use Building, only 2 blocks away from Beach and Boardwalk, less than a block from Stockton University campus, 5 miles to Ventnor, Only 6 years young, this property is a rare find combining immediate cash flow with flexible upside potential. Fully leased lower level – Ice cream shop (\$2,553/mo, month-to-month) + restaurant (\$4,500/mo, annual lease...*

## PROPERTY FEATURES

Exterior	ParkingGarage	InteriorFeatures	Basement
See Remarks	1 to 5 Spaces	220 Volt Electricity 440 Volt Electricity Display Windows Fire Sprinkler System Handicap Features Living Space Available Smoke/Fire Alarm Three Phase Electric	Slab
Heating Forced Air	Cooling Central Multi-Zoned	HotWater Gas	Water Public

Sewer  
Public Sewer

## CONTACT

SALE



Ask for Bader - Collins Associates  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to: [bca@bergerrealty.com](mailto:bca@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

Scan to see Property page.



BADERCOLLINS.COM

# Berger Realty

Since 1926



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



3901 Ventnor, Atlantic City, NJ, 08401

Price \$1,400,000.00



## PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	2019
Type	
Block Number	231
Listing #	599913
Taxes	4101.00

## COMMENTS

*Modern 6,000 sq ft Mixed-Use Building, only 2 blocks away from Beach and Boardwalk, less than a block from Stockton University campus, 5 miles to Ventnor, Only 6 years young, this property is a rare find combining immediate cash flow with flexible upside potential. Fully leased lower level – Ice cream shop (\$2,553/mo, month-to-month) + restaurant (\$4,500/mo, annual lease...*

## PROPERTY FEATURES

Exterior	ParkingGarage	InteriorFeatures	Basement
See Remarks	1 to 5 Spaces	220 Volt Electricity 440 Volt Electricity Display Windows Fire Sprinkler System Handicap Features Living Space Available Smoke/Fire Alarm Three Phase Electric	Slab
Heating Forced Air	Cooling Central Multi-Zoned	HotWater Gas	Water Public

Sewer  
Public Sewer

## CONTACT

SALE



Ask for Bader - Collins Associates  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call:  
Email to: [bca@bergerrealty.com](mailto:bca@bergerrealty.com)  
<http://www.BADERCOLLINS.com>

Scan to see Property page.



BADERCOLLINS.COM