

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@bergerrealty.com



3901 Ventnor, Atlantic City, NJ, 08401

Price \$1,400,000.00

## PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  | 0       |
| 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<br>440 Volt Electricity<br>Display Windows<br>Fire Sprinkler System<br>Handicap Features<br>Living Space Available<br>Smoke/Fire Alarm<br>Three Phase Electric | Slab     |
| Heating     | Cooling                | HotWater                                                                                                                                                                            | Water    |
| Forced Air  | Central<br>Multi-Zoned | Gas                                                                                                                                                                                 | Public   |

Sewer  
Public Sewer

## CONTACT



Ask for David P. Hadtke,  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-412-6592  
Email to: dph@bergerrealty.com

Scan to see Property page.



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