



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com



599913 4101.00

3901 Ventnor, Atlantic City, NJ, 08401

Price \$1,400,000.00



PROPERTY DETAILS **Total Rooms Bedrooms** 0 **Baths Full** 0 **Baths Half** Year Built 2019 231 **Block Number**

COMMENTS

Type

Listing #

Taxes

Modern 6,000 sq ft Mixed-Use Building,only 2 blocks away from Beach and Boardwalk, less then a block from Stockton University campus, 5 mies 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 Slab 440 Volt Electricity **Display Windows** Fire Sprinkler System Handicap Features Living Space Available Smoke/Fire Alarm Three Phase Electric

Forced Air Central Multi-Zoned

Sewer **Public Sewer**

Heating

CONTACT

HotWater

Gas

Scan to see Property page.

Water

Public



Ask for Grant Halliday Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-432-7487 Email to: geh@bergerrealty.com

Cooling





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TROTERTTEATORES			
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