

# Berger Realty

Since 1926



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



4012 Ventnor, Atlantic City, NJ, 08401

Price \$459,900.00

## PROPERTY DETAILS

Total Rooms	
Bedrooms	0
Baths Full	0
Baths Half	0
Year Built	
Type	
Block Number	196
Listing #	601037
Taxes	8226.00

## COMMENTS

*Commercial Mixed-Use Property – Prime Location Near Stockton University! Excellent investment opportunity featuring a well-established barber shop on the ground floor and two spacious 3-bedroom apartments above. Both residential units are fully occupied, generating steady rental income, while the commercial tenant provides additional stability. Located close to Stockton...*

## PROPERTY FEATURES

Exterior Brick	ParkingGarage Off Street	Heating Gas-Natural Radiator	Cooling Wall Units Window Units
HotWater Gas Tankless-gas	Water Public	Sewer Public Sewer	

## CONTACT



Ask for Colin Halliday  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-335-6702  
Email to: ceh@bergerrealty.com

Scan to see Property page.



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