

# 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 Stockto...**

## PROPERTY FEATURES

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

## CONTACT



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

Scan to see Property page.



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