

# Berger Realty

Since 1926



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040  
info@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     | ParkingGarage | Heating      | Cooling      |
| Brick        | Off Street    | Gas-Natural  | Wall Units   |
|              |               | Radiator     | Window Units |
| HotWater     | Water         | Sewer        |              |
| Gas          | Public        | Public Sewer |              |
| Tankless-gas |               |              |              |

## CONTACT



Ask for Rodman Pierce  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-425-8862  
Email to: rpp@bergerrealty.com

Scan to see Property page.



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