



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



3816 Ventnor Ave, Atlantic City, NJ, 08401

Price \$489,000.00



#### PROPERTY DETAILS

|              |         |
|--------------|---------|
| Total Rooms  |         |
| Bedrooms     | 0       |
| Baths Full   | 0       |
| Baths Half   | 0       |
| Year Built   |         |
| Type         |         |
| Block Number | 190     |
| Listing #    | 601268  |
| Taxes        | 9607.00 |

#### COMMENTS

*Exceptional investment opportunity just minutes from Stockton University and the vibrant energy of Atlantic City's beaches, casinos, shopping, and transit hubs. This mixed-use triplex offers immediate cash flow and future upside. Ground Floor Retail: Pizza Shop Leased for 3 years under a triple net (NNN) lease—stable income with minimal landlord expenses. Second Floor ...*

#### PROPERTY FEATURES

|                 |               |           |          |
|-----------------|---------------|-----------|----------|
| OutsideFeatures | ParkingGarage | Heating   | HotWater |
| Deck            | None          | Hot Water | Electric |
| Water           | Sewer         |           |          |
| Public          | Public Sewer  |           |          |

#### CONTACT



Ask for Cynthia Balles  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-432-2524  
Email to: cyn@bergerrealty.com

Scan to see Property page.



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