



**5217 Ventnor  
 Ventnor, NJ 08406**

**Asking \$3,100,000.00**



**COMMENTS**

Prime Commercial Building – Customize to Your Vision! Seize the opportunity to own a brand-new commercial building in the thriving North Beach community of Ventnor, perfectly situated near popular destinations like Ventnor Square Theatre, Knucky's, and Sack O' Subs. This 3,000-square-foot open space is ideal for establishing your dream restaurant, complete with a beautiful outdoor veranda for al fresco dining and a paved patio to enhance your guests' experience. Built from the ground up, this new construction building offers all-new plumbing, electrical, and roofing and siding along with two spacious apartments on the upper level, each featuring 2 bedrooms and 1 bathroom. Designed with modern living in mind, these apartments come equipped with gas heat, central air, and in-unit washers and dryers. Adding to the property's appeal is the convenience of two dedicated parking spaces. Construction is set to be completed by October 2024, offering you the perfect opportunity to customize the finishing touches to suit your vision. For more details and to explore the potential use of a liquor license, contact us today!

**PROPERTY DETAILS**

ParkingGarage	Heating	Cooling	Water
1 to 5 Spaces	Gas-Natural	Central	Private

Sewer  
 Private



Ask for Dawn Scarlata  
 Berger Realty Inc  
 1330 Bay Avenue, Ocean City  
 Call: 609-391-1330  
 Email to: dns@bergerrealty.com

