

# Berger Realty

Since 1928



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**4215-17 Ventnor  
Atlantic City, NJ 08401**

**Asking \$699,900.00**



#### COMMENTS

Just two blocks from the beach and boardwalk, this property offers spacious apartments featuring a living area, kitchen, generously sized bedrooms, and carpeting throughout. With the landlord covering heat and tenants responsible for all other utilities, these apartments are conveniently located close to everything. The rent roll includes a commercial space at \$1,575/month (plus a share of utilities and water/sewer), and four apartments individually metered for gas and electric: Apt. 1 at \$1,350, Apt. 2 at \$1,200, Apt. 3 at \$1,500, and Apt. 4 at \$1,250. Heat and hot water are covered by the landlord, making this an excellent investment opportunity in a prime location.

#### PROPERTY DETAILS



Ask for Frank Shoemaker  
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