

# Berger Realty

Since 1928



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



6413 Ventnor  
Ventnor, NJ 08406

Asking \$3,100,000.00



## COMMENTS

Commercial Property Description for Santucci's Bar & Restaurant Discover an exceptional investment opportunity with Santucci's, a thriving bar and restaurant located in a prime area. This versatile property encompasses approximately 9,000 square feet of indoor space and an expansive 3,000 square feet of outdoor deck, perfect for enjoying al fresco dining and entertainment. Key Features: Turnkey Opportunity: The purchase includes a valuable liquor license, the Santucci's franchise rights, and all necessary kitchen equipment, making it a seamless transition for any investor. Restaurant & Bar: The main dining area is fully equipped with a bar featuring an inviting ambiance, arcade games, and pool tables that attract a diverse clientele. The space is designed for both casual dining and lively nightlife, making it a community favorite. Outdoor Deck: The expansive outdoor deck boasts two bars on the upper level and a bar on the first floor, creating a vibrant atmosphere for gatherings and events. This outdoor space is ideal for hosting parties, live music, and seasonal events. Mixed Use Units: Next to the restaurant, you'll find two well-appointed fully renovated 2-bedroom, 1-bath apartments, providing potential rental income or owner-occupied living. Each unit is spacious and designed for comfort. Store Front Space: The property includes a dedicated store front area, offering flexibility for management or additional revenue potential through rental. This property presents a unique chance for investors looking to enter the hospitality industry or expand their portfolio. With its combination of dining, entertainment, and residential opportunities, Santucci's is poised for continued success and growth. Don't miss your chance to own a piece of this vibrant



Ask for Steven Spengler  
Berger Realty Inc.  
3160 Asbury Avenue Ocean City  
Call 609-399-0076  
Email to: srs@bergerrealty.com

HotWater  
Tankless-gas

InteriorFeatures  
Display Windows  
Fire Sprinkler System  
Restroom  
Security System  
Three Phase Electric

Water  
Public

Heating



Public Sewer