

# Berger Realty

Since 1928



Berger Realty, Inc.  
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6518 Ventnor  
Ventnor, NJ 08406

Asking \$1,799,000.00



## COMMENTS

An exceptional opportunity awaits in the heart of Ventnor's bustling downtown business district! and vibrant beach community. This corner property offers the perfect blend of commercial and residential space, with tremendous potential for growth and diversification in this total thriving location. The building is currently home to 3 commercial units and 3 residential units, making it ideal for investors or business owners seeking both steady rental income and a prime location. Highlights include: - Chiropractor Office: A fully leased 1,200 sq. ft. space generating \$1,350/month in steady income - currently on a month to month basis. This well-established business is a cornerstone of the building, providing immediate cash flow. - Surfshack Retail Location: A spacious, 5,000 sq. ft. commercial area that can easily be divided into and used as two separate units. Complete with a commercial kitchen, this expansive space offers endless possibilities, whether you want to reopen a restaurant, retail store, or transform it into office spaces to maximize business potential. Located on the corner of Ventnor and New Haven Ave ensures high visibility and foot traffic. - Residential Units: The property includes 2 two-bedroom, one-bathroom apartments, each with its own appeal and steady rental potential (currently they are not rented). Additionally, a 4-bedroom, 2-bathroom unit is currently under renovation, offering further opportunity to add value and increase rental income. With its prominent corner location, ample space, and versatility, this building is a extremely unique in that combines both residential and commercial potential in one of the area's most sought-after districts. The opportunity is truly endless in the booming town of Ventnor, with the growing demand for both commercial and

Whether you're looking for a dynamic commercial space, a prime or a combination of both, this property is ready to deliver exceptional



Ask for James P. Monroe

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Sewer  
Public Sewer

## PROPERTY DETAILS

Parking Garage  
Basement  
Crawl Space

