



**1 Victoria Ave  
 Ventnor, NJ 08406**

**Asking \$1,699,000.00**



**COMMENTS**

Wonderful opportunity to own a mixed-use property in the heart of Ventnor! Very well known commercial space has been used for decades as an ice cream & water ice business. Commercial portion of property (5304 Ventnor Avenue) has approx. 2,640 sq. ft. of space & side door access on Victoria Avenue for deliveries. This prime location is just steps to shopping, dining, Ventnor Movie Theater, Wawa, & Sack O' Subs. Just 2 blocks to the boardwalk/beach and 1 block to the bay. The upstairs portion of property (1 S. Victoria Avenue) has approx. 2,640 sq. ft. of newly renovated living room, dining room and kitchen space. 4 bedrooms & 1 bath. Front & side decks, detached garage. This is a unique opportunity to own a work & home space. Call us today for more information!

**PROPERTY DETAILS**

|               |             |        |              |
|---------------|-------------|--------|--------------|
| ParkingGarage | Heating     | Water  | Sewer        |
| One Car       | Gas-Natural | Public | Public Sewer |



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