

Berger Realty

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Berger Realty, Inc
1330 Bay Avenue
Ocean City, NJ 08226
609-391-1330/609-391-1300
info@bergerrealty.com



4215-17 Ventnor
Atlantic City, NJ 08401

Asking \$700,000.00



COMMENTS

This listing can't be shown until Sunday, 5/4. Just two blocks from the ocean and boardwalk, this fully leased income-producing property offers strong cash flow and long-term growth potential. The building features four spacious residential units and a commercial storefront. Each apartment includes a comfortable living area, a full kitchen, generously sized bedrooms, and carpeting throughout. The landlord covers heat and hot water, while tenants are responsible for their own gas and electric, helping to minimize owner expenses and stabilize net income. The current rent roll includes a commercial space generating \$1,575 per month, plus a share of utilities and water/sewer. The residential units are rented as follows: Apartment 1 at \$1,350 per month, Apartment 2 at \$1,200 per month, Apartment 3 at \$1,500 per month, and Apartment 4 at \$1,395 per month. With all apartments individually metered and a desirable location close to shopping, restaurants, entertainment, and public transportation, this property is well positioned to attract and retain quality tenants. This is an excellent opportunity to acquire a strong cash-flowing asset in one of the area's most sought-after coastal markets.

PROPERTY DETAILS

Basement	Heating	Cooling	HotWater
Slab	Baseboard	Window Units	Gas
Water	Sewer		
Public	Public Sewer		

Ask for Donna M. Drohan
Berger Realty Inc
1330 Bay Avenue, Ocean City
Call: 609-391-1330
Email to: dmd@bergerrealty.com

