



Priced at

\$2,400,000

About the Property

Now Available 9,900 SF freestanding retail building (includes BOA pad site) located along one of Ventnor's most active corridors, Wellington Avenue. Previously occupied by Dollar General, the site will be vacated by September 2025 and is ideal for retail, medical, or owner-user redevelopment. Property Highlights 9,900 total SF building (for pad site and building) on 1.92 acres. Dollar General vacating available September 2025. Comes with stabilized income stream until 2030 from the BOA pad site. This property is ideal for essential retail, medical, grocery, or service-oriented businesses. High visibility 14,700+ vehicles day on Wellington Ave. Market rent potential \$15 \$18 SF NNN. Great for investors or owner-users seeking a high-exposure site. Located minutes from Margate ...

Features

- Heat Fuel: Forced Air • Other (See Remarks)
- Public

Give me a call!

www.monihan.com