

# Berger Realty

Since 1928

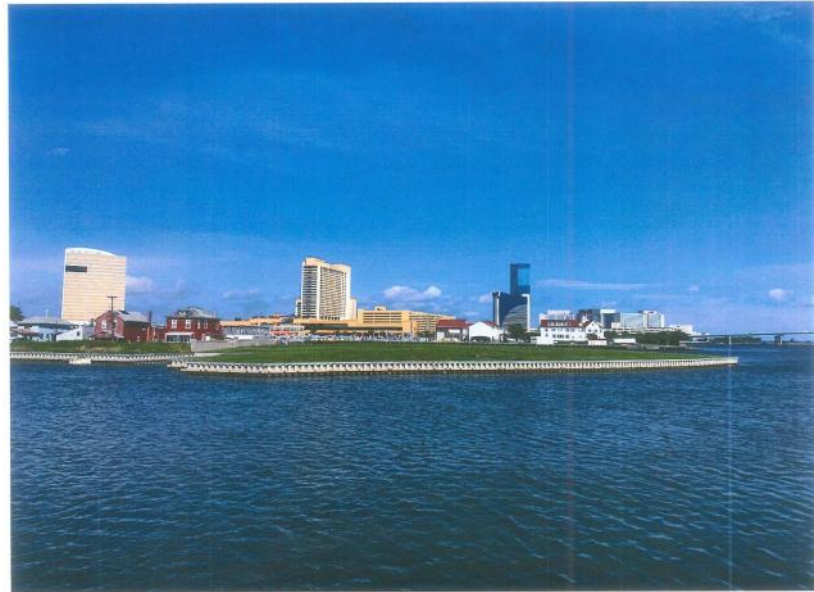
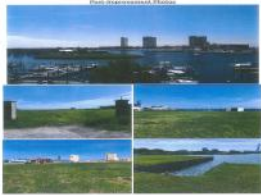


Berger Realty, Inc  
1330 Bay Avenue  
Ocean City, NJ 08226  
609-391-1330/609-391-1300  
info@bergerrealty.com



415 Carson Ave  
Atlantic City, NJ 08401

Asking \$4,900,000.00



#### COMMENTS

The PREMIER WATERFRONT LOCATION on the entire EAST COAST. These properties are direct waterfront with 300' bulkheads overlooking Gardener's Basin, Golden Nugget Marina-Casino, and direct access to Atlantic Ocean via one of the best deep-water inlets on the coast. Multiple properties being offered in this package price with adjacent properties available to complete assemblage that would provide an additional 900' of direct bulkheaded waterfront property. Previously zoned marine commercial now R-3 (Residential) ready for multiple uses. Seller will also consider long term ground lease proposals to credit tenant.

#### PROPERTY DETAILS



Ask for Cassidy Fletcher  
Berger Realty Inc  
1330 Bay Avenue, Ocean City  
Call: 609-391-1330  
Email to: crf@bergerrealty.com

