

# Berger Realty

Since 1928



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
info@bergerrealty.com



511 Pacific  
Atlantic City, NJ 08401

Asking \$1,000,000.00

**Ideally Positioned Development Site Surrounded by Investment Activity!!**



SJSRMLS

## COMMENTS

Three contiguous lots that make up the entire frontage of Pacific Ave between South Connecticut and Congress for a total of 17,129 square feet of land with a 3900 sqft two story building standing on one of the corner lots. One large fenced in corner lot makes up the busy corner intersection at Pacific and S. Connecticut which is the feeder street to the new Ocean Resort Casino, across from the new luxury apartment complex 600 NoBe built by Boraia on one side and across from the Bella Luxury Condo Tower on Pacific. In the middle is a fully leased out parking lot, and on the right is a building shell that can be developed into just about anything you can imagine. Located within the CRDA Tourism district, the site has been newly re-zoned LH-1 which provides for a host of new opportunities for investors. Located just 2 blocks to the Jersey Shore Beaches & Worlds most infamous boardwalk with life guard and comfort station. Walking distance to Historic Gardners Basin where you can enjoy breakfast at Gilchrist and sunsets at Back Bay Ale house, or spend the day at the AC Aquarium or Farleys Marina. Close to the Absecon Lighthouse, Borgata, Harrahs, Golden Nugget, Hard Rock, Steel Pier, Ocean Casino Resort, Resorts, Margaritaville, Showboat, and the countries largest indoor waterpark!

## PROPERTY DETAILS



Ask for Ken Sedberry  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: kas@bergerrealty.com  
http://www.buytheshore.com

