

# Berger Realty

Since 1928



Berger Realty, Inc.  
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916 Arctic  
Atlantic City, NJ 08401

Asking \$450,000.00



## COMMENTS

Very Large Buildable Lot in CBD Zone! Green Zone Approved for Cannibus Industry as well as Commercial/High Rise Mixed Use Zoned land within close proximity to Showboat, Indoor Island Water Park, Ocean Casino & Hotel, Hardrock Casino & Steel Peir, Resorts & Margaritaville, The Seed Brewery, The Little Water Distillery, Borgata, MGM, Harrahs, Golden Nugget & Farley Marina, The Absecon Lighthouse, Historic Gardners Basin, Gilchrest & Backbay Alehouse, The Atlantic City Aquarium, Fishing Jetties and Peirs, and of course only 4 blocks to the Jersey Shore Beaches of the Atlantic Ocean and the Worlds most Famous Boardwalk! Zoning allows for 220' height-80% lot coverage. Commercial required on first floor-balance can be mixed use-condos-aps-etc. parking requirements vary by use. Phase 1 can be provided after an accepted offer. No architect plans has been done & this is a AS IS land sale. Lot size = 26,280 sf FAR = 8.0 for CBD Max Building Size = 210,240 sf Max Height = 220ft Allowable Buildable Area = 19,705 sf/210,240 sf/19,705 sf = 10.66 floors 10 floors @ 14' F/F = 140' (estimate)

## PROPERTY DETAILS



Ask for Dawn Warren  
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