



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













1410 Atlantic Atlantic City, NJ 08401

Asking \$299,000.00



## COMMENTS

Atlantic Avenue 1400 Block between New York Ave. and Tennessee Avenues. Very good retail location with excellent foot traffic. Store has 25\' frontage with a depth of 150\' to rear roadway for access and deliveries. First floor is 3,750 SF ideal for all retail and office uses. Property was approved by the CRDA in 2023 for a Cannabis retail dispensary and has architectural plans. There are approvals for the location and plans for construction that are subject to a punch list of items to be addressed to complete the approval process. Seller would consider ALL OFFERS and the Seller\'s are serious SELLERS. Take a look and make your offer!

Exterior Brick See Remarks Stone

Heating

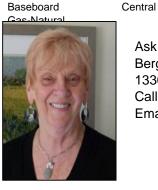
## PROPERTY DETAILS OutsideFeatures ParkingGarage Security Light/System Napa

Security Light/System None See Remarks

Cooling

InteriorFeatures 220 Volt Electricity Display Windows Restroom Smoke/Fire Alarm Storage Three Phase Electric

Water Public



Ask for Adelaide Misal Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: ahm@bergerrealty.com

HotWater

Gas

