

# Berger Realty

Since 1928



Berger Realty, Inc.  
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45 Laclede Pl  
Atlantic City, NJ 08401

Asking \$525,000.00



## COMMENTS

One-of-a-Kind Coastal Gem — Just Reduced for Immediate Sale! Ocean-View Lot in Lower Chelsea with Bonus Opportunity to Build Your Legacy! | This rare street-to-street lot in the heart of historic Lower Chelsea is brimming with possibility — whether you're dreaming of a personal coastal escape, a profitable development, or both. Just steps from the beach, boardwalk, and transportation, this location offers the perfect blend of luxury, lifestyle, and long-term value. | Key Features: Street-to-street frontage between Atlantic & Ventnor Avenues Ocean, beach, and boardwalk views from multiple angles City water & sewer available 10 ft above sea level (surveyed by Arthur W. Ponzio & Associates, 2020) Zoned single-family with potential to rezone or add a pool Eligible for 5- and 10-year tax abatement — maximize your return Option to purchase adjacent home for a full block opportunity | Bonus Development Opportunity: Unlock the chance to obtain custom architectural blueprints for a luxury duplex designed by architect Peter Weiss — a value of \$30,000. These plans are available exclusively as part of a bundle purchase that includes the adjacent home. | Contact me directly for pricing on the full package and to explore the unmatched potential of this property. This is a once-in-a-lifetime canvas — claim it before someone else does!

## PROPERTY DETAILS



Ask for Margarita Kobilianets  
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