

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



45 Laclede Pl  
Atlantic City, NJ 08401

Asking \$555,000.00



## COMMENTS

A near beach-block lot brimming with potential. This is an incredible opportunity to build something remarkable in historic Lower Chelsea. Just steps from the beach, boardwalk, and transportation, ensuring you enjoy the coastal lifestyle to the fullest. This lot is a place full of endless possibilities. Because of the nature of ownership, you have the option to purchase the existing home next door, build another home, or potentially rezone the lot for another purpose such as a pool. This lot is a rare street to street property. City water and sewer available. It is strategically located in the center of the block between Atlantic Ave and Ventnor Ave WITH VIEWS OF THE BEACH, OCEAN, AND BOARDWALK! The property is zoned as a single family dwelling. A survey of the property which is 10ft above sea level was conducted in 2020 by Arthur W Ponzio & Associates Inc of Atlantic City, NJ. ELIGIBLE FOR 5/10 YEAR TAX ABATEMENT. Don't miss out on this incredible opportunity! Take advantage of the generous TAX ABATEMENT! More photos to come!

## PROPERTY DETAILS



Ask for Mark Kolmer  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211  
Email to: mkj@bergerrealty.com

