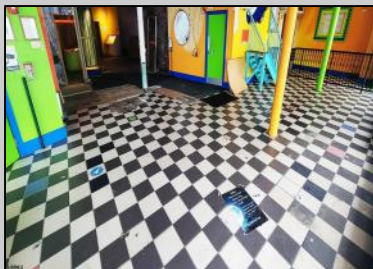


Berger Realty

Since 1920



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



1435-1441 Boardwalk
Atlantic City, NJ 08401

Asking \$3,250,000.00



COMMENTS

Prime 'Orange Loop' Investment Opportunity w/ Billboard: Seize the chance to own a piece of Atlantic City in the heart of its iconic Boardwalk district. This dual-parcel property offers significant commercial potential in the sought-after Resort Commercial District (RS-C), perfectly positioned for redevelopment or continued commercial use. Property Highlights: Prime Location: Lot 21: 52 feet of Boardwalk frontage on an 11,150 sf +/- parcel, boasting heavy pedestrian traffic and visibility. Lot 25: L-shaped 8,875 sf +/- parcel with 35 feet of frontage along St. James Place, ideal for storage or auxiliary use. Structures: Main Building: Approximately 30,975 sf +/- GBA (not including a full basement), circa 1960, in fair to average condition. Adjacent Storage Building: Approximately 20,195 sf +/- GBA, circa 1940, requiring extensive renovation. Zoning: Resort Commercial District (RS-C) permits diverse uses, including retail, hospitality, entertainment, and mixed-use residential/commercial ventures. Investment Potential: Highest and Best Use: Continued commercial operations or redevelopment with proper permits and approvals to unlock the property's full potential in Atlantic City's thriving market. Why Invest? Atlantic City's Boardwalk is an internationally recognized destination, drawing millions of visitors annually. With its prime location and zoning flexibility, this property is perfect for businesses seeking unparalleled visibility or developers with a vision for revitalizing a historic part of the city. Take the next step in building your portfolio with this unique Atlantic City investment opportunity.

PROPERTY DETAILS

Exterior Block	OutsideFeatures	ParkingGarage	InteriorFeatures
Frame/Wood	See Remarks	Other (See Remarks)	Other (See Remarks)
See Remarks			Restroom
Heating	Cooling	Water	
Forced Air	Central	Public	

