

Berger Realty

Since 1920



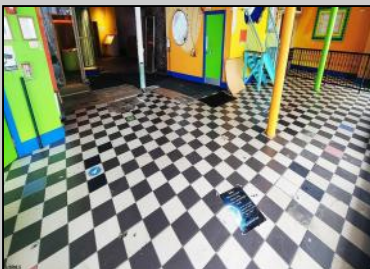
Ocean 17
1670 Boardwalk
Ocean City, NJ 08226
609-391-0500

oc17@BergerRealty.com



**1435-1441 Boardwalk
Atlantic City, NJ 08401**

Asking \$2,995,000.00



COMMENTS

Opportunities on the Iconic Atlantic City Boardwalk don't wait—this one won't either. Control over 51,000 SF in the heart of AC's legendary entertainment corridor, positioned directly in the Orange Loop, where redevelopment momentum is surging and exposure is second to none. Featuring 52 feet of Boardwalk frontage with dual access across two parcels, this rare mixed-use configuration combines a 30,975 SF multi-level structure with a 20,195 SF auxiliary/storage building—a scale, footprint, and flexibility almost never available in RS-C zoning. This location puts you directly in front of millions of annual visitors, relentless foot traffic, and the most powerful branding platform the East Coast has to offer. If you intend to make an impact in Atlantic City... this is where it happens. Bordered by major Orange Loop developments and nonstop hospitality, retail, dining, nightlife, arts, and entertainment activity, this property places your project inside an active, ascending investment zone. RS-C zoning unlocks massive potential: retail, entertainment, hospitality, attractions, mixed-use residential/commercial, restaurants, hotels & more! Your vision isn't restricted—it's amplified here. Boardwalk assets of this size and visibility rarely hit the market—and when they do, the bold seize them before anyone else has the chance.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Block	See Remarks	Other (See Remarks)	Other (See Remarks)
Frame/Wood			Restroom



Ask for Linda Watts
Berger Realty Inc.
1670 Boardwalk, Ocean City
Call: 609-391-0500
Email to: ljw@bergerrealty.com

