

# Berger Realty

Since 1928



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



617 Indiana Ave  
Atlantic City, NJ 08401

Asking \$36,000.00



SJRM/LS

#### COMMENTS

Experience an outstanding investment opportunity with three adjacent vacant parcels in the heart of Atlantic City. This combined 2,463-square-foot lot offers endless possibilities for development in a prime R-3 and R-1 zoning district. Located in a vibrant neighborhood, the property is within walking distance of Atlantic City Outlets, restaurants, near High School, public transportation hubs, and essential amenities. Just steps away from local parks and grocery stores, this location provides the perfect balance of convenience and potential. Perfect for builders and developers looking to create something special, though a variance may be required. Don't miss this chance to be part of Atlantic City's growing community.

#### PROPERTY DETAILS



Ask for Sharon M. Russell  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: smr@bergerrealty.com

