

# Berger Realty

Since 1928



Berger Realty, Inc.  
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243 Metropolitan Ave  
Atlantic City, NJ 08401

Asking \$250,000.00



#### COMMENTS

This prime ocean block property is located adjacent to the Ocean Casino in Atlantic City in the LH-2 District offering an unparalleled investment opportunity. Just steps away from the beach and the city's iconic Boardwalk, the lot provides a prime location for potential commercial and residential development. It is ideally positioned near the Island water park in the Showboat Resort, making it an attractive site for hospitality, retail, or luxury real estate projects. The property alone would require a use variance for single family or duplex use and numerous bulk and area variances. Call for more details.

#### PROPERTY DETAILS



Ask for Tom Melchionni  
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Call: 609-399-0076  
Email to: tom@bergerrealty.com

