

# Berger Realty

Since 1920



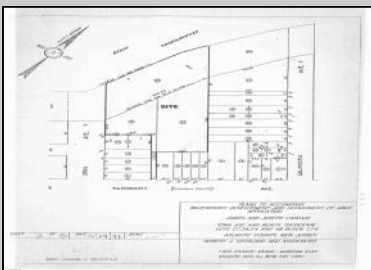
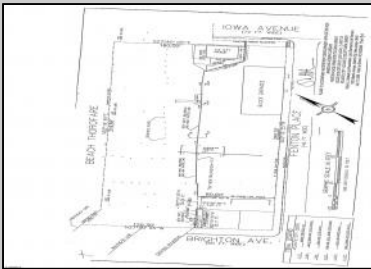
Ocean 17  
1670 Boardwalk  
Ocean City, NJ 08226  
609-391-0500

[oc17@BergerRealty.com](mailto:oc17@BergerRealty.com)



**0 IOWA/FENTON/BRIGHTON**  
**Atlantic City, NJ 08401**

**Asking \$1,500,000.00**



## COMMENTS

Feast your eyes on spectacular bayfront sunset views that'll make every evening feel like a postcard moment. This rare gem boasts a unique riparian grant complete with its own private basin and deep water access—a boater's dream come true! Zoned for marine commercial use, this property screams fantastic upside development potential. Whether you envision a stunning single-family retreat, a savvy mixed-use masterpiece, or a thriving marine-related business, the possibilities are as endless as the horizon. Join the renaissance of Atlantic City alongside major developers revitalizing this iconic shore town. Perfectly perched near Ducktown, with easy access to major roads, you're just a hop away from the world-famous Boardwalk, The Walk Outlets, casinos, and sandy beaches. Seize this centrally-located treasure and make waves in AC's bright future!

## PROPERTY DETAILS



Ask for Christopher Malinowski  
Berger Realty Inc  
1670 Boardwalk, Ocean City  
Call: 609-391-0500  
Email to: [cma@bergerrealty.com](mailto:cma@bergerrealty.com)

