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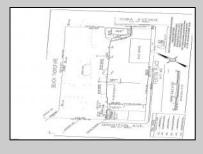
Atlantic City, NJ 08401

Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500 oc17@BergerRealty.com

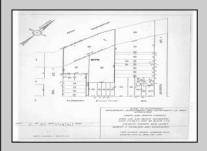














Ask for Kevin Laskowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: kml@bergerrealty.com



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