



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040



Asking \$1,500,000.00

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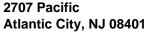














COMMENTS

This exceptional commercial building, formerly a hotel with 48 rooms, offers immense potential for redevelopment. Building plans have already been approved for an additional 4th floor, which will house 32 apartments and a luxurious penthouse, making this an ideal opportunity for investors. The property has been completely gutted, providing a blank canvas for future development. Located in the heart of Atlantic City, just next to the Tropicana Casino and across the street from the beach, this prime location is further enhanced by its proximity to AC\s first authentic Biergarten. With an income potential of over \$500,000 per year, this is a rare chance to capitalize on a strategic location in one of the city\'s most vibrant areas.

I NOI ENTI DETAIL				
Exterior	Basement	Heating	HotWater	
Brick	Full	Gas-Natural	Gas	
Stucco				

Water Sewer
Public Public Sewer



Ask for F. Evans Campbell Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: fec@bergerrealty.com

