

# Berger Realty

Since 1928



Ocean 17  
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**2707 Pacific**  
**Atlantic City, NJ 08401**

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



## 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.

## PROPERTY DETAILS

Exterior	Basement	Heating	HotWater
Brick	Full	Gas-Natural	Gas
Stucco			
Water	Sewer		
Public	Public Sewer		



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