



Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040 ☑ info@bergerrealty.com



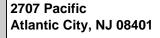












Asking \$1,500,000.00



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 ACI'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 cityI's most vibrant areas.

PROPERTY DETAILS

Heating

Gas-Natural

Exterior Brick Stucco

Water

Public

Basement Full

Sewer

Public Sewer



Ask for Theodore "Keith" Thompson Berger Realty Inc 109 E 55th St., Ocean City Call: 609-399-4211 Email to: tkt@bergerrealty.com



HotWater

Gas