



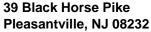
Berger Realty, Inc 1330 Bay Avenue Ocean City, NJ 08226 609-391-1330/609-391-1300



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COMMENTS

Prime commercial property in the heart of Atlantic City's gateway, offering unparalleled highway exposure and prominent signage opportunities. This approximately 2,000 SF space is ideally suited for office or professional use, with potential for multiple tenancies or mixed-use applications. Situated within an Urban Enterprise Zone (UEZ), the property benefits from high traffic counts and is strategically located between two traffic lights, ensuring maximum visibility and accessibility. Ample on-site parking enhances convenience for clients and tenants. Don't miss this exceptional opportunity to establish your business in a high-demand location. Contact listing agent for details and to schedule a viewing.

PROPERTY DETAILS		PR	OP	ER1	TY D	ET.	AIL:	٤
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Exterior Frame/Wood	OutsideFeatures Fence	ParkingGarage 6 to 10 Spaces	InteriorFeatures 220 Volt Electricity Restroom
			Security System Smoke/Fire Alarm

Heating HotWater Water Basement 6 Ft. or More Head Gas-Natural Gas Public

Room



Ask for Barbara Fasy Berger Realty Inc 1330 Bay Avenue, Ocean City Call: 609-391-1330 Email to: bf@bergerrealty.com

