



Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com



Asking \$194,000.00

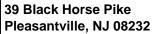














## **COMMENTS**

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.

PROPER	TY DETAILS
 Outside Feetings	D L O -

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Frame/Wood	Fence	6 to 10 Spaces	220 Volt Electricity
			Restroom
			Security System
			Smoke/Fire Alarm

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





Ask for Ken Sedberry Jr.
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