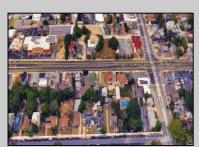




Berger Realty, Inc. 3160 Asbury Avenue Ocean City, NJ 08226 1-877-237-4371 / 609-399-0076 ☑ info@bergerrealty.com



Asking \$194,000.00

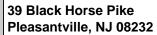














COMMENTS

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 -

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

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



Ask for Marianne Johnsen Berger Realty Inc 3160 Asbury Avenue, Ocean City Call: 609-399-0076 Email to: maj@bergerrealty.com

