

Berger Realty

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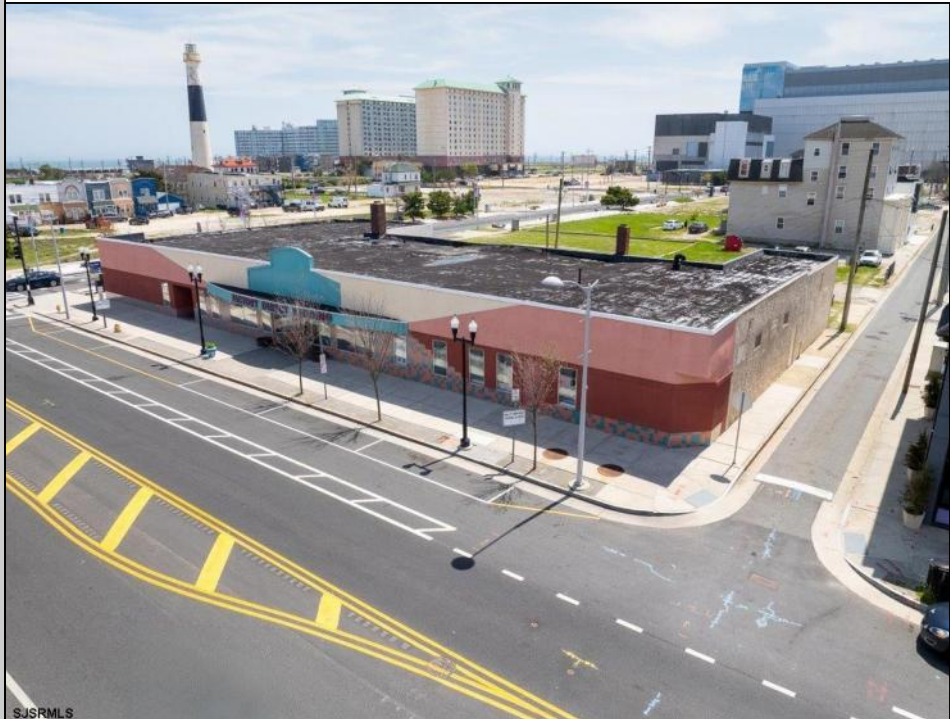


Berger Realty, Inc.
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Ocean City, NJ 08226
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508 Atlantic
Atlantic City, NJ 08401

Asking \$1,600,000.00



COMMENTS

This is a rare and exceptional business opportunity located in a high-traffic area on Atlantic Avenue, offering over 10,000 square feet of versatile space. Previously configured as 8 individual stores, the property has been seamlessly converted into one large, open warehouse-style layout, ideal for a variety of business uses. The lot itself spans nearly 14,000 square feet, providing ample room for expansion or additional business needs. One of the standout features of this property is the 40 parking spaces, making it one of the few properties on Atlantic Avenue with such a significant parking capacity, offering both convenience for customers and employees. This location is perfect for businesses such as retail, wholesale, service-oriented enterprises, or even as a corporate headquarters. Its combination of high visibility, ample space, and rare parking availability makes this property a prime choice for any business looking to establish itself in a thriving area. Don't miss out on this tremendous opportunity to secure a highly sought-after property with room for growth.

PROPERTY DETAILS

Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures
Aluminum	Security Light/System	11 or More Spaces	Display Windows
Stucco	Sign	Other (See Remarks)	Fire Sprinkler System
			Restroom
			Security System
			Smoke/Fire Alarm
			Storage



Ask for J.K. Hepner, III
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Water

